CHOICE PROPERTIES
Estate Agents

2A Trinity Lane, Louth, LN11 8DL

Reduced To £270,000

Choice Properties is proud to offer this spacious and versatile dormer bungalow, ideally located in central Louth. The property provides well-presented and flexible accommodation, including generous living spaces, a modern kitchen with dining area, and multiple bedrooms with an en-suite to the principal bedroom. Externally, it benefits from attractive, private front and rear gardens featuring patio and lawned areas, a summerhouse, and useful storage.

Offering an abundantly light and bright atmosphere throughout, the well laid out accommodation comprises:-

Hallway
11'6" 5'11"
The entrance hallway is bright and airy, with cream carpets and a radiator, and provides access to the living room, bathroom, bedroom three, reception room, and the stairs.

Living Room
21'8" x 12'8"
The living room is a great size, featuring a large front-facing window and double PVC doors opening onto the patio area. It also benefits from two radiators and a character electric fireplace.

Bedroom 3
10'4" x 11'9"
Bedroom three is located on the ground floor of the property, offering space for a double bed and additional furniture. It features a large window, a radiator, and neutral décor.

Bathroom
7'3" x 5'10"
The bathroom features a three-piece suite comprising a W.C., hand wash basin, and bath. There is a radiator and a frosted window. The walls are fully tiled around the bath and sink, with the remaining walls being half tiled.

Reception Room
10'9" x 11'8"
The reception room can be used as an additional dining space, craft room, or similar, offering versatility. It features a window and radiator, and also houses the gas boiler and consumer unit.

Lobby
11'11" x 4'10"
The lobby benefits from tiled flooring and neutral walls, with access to both the front and rear of the property, making it a useful and practical space.

Kitchen / Diner
19'5" x 12'3"
The kitchen offers plenty of space with a range of floor and wall cabinets and ample worktop space. It features an integrated double oven, hob, and extractor fan, along with space for a washing machine. There is tiled flooring, a large window with sink below, and a radiator, with white walls providing a neutral finish.

The dining area is open plan from the kitchen and provides ample space for a table and chairs. It benefits from carpeted flooring and double PVC doors leading out to the rear garden.

Landing
3'9" x 2'10"
The landing has a window and provides access to both bedrooms upstairs.

Bedroom 1
13'2" x 12'9"
Bedroom one is a good size, offering plenty of space for a bed and furniture. It features a window, radiator, and built-in cupboard, with access to the en-suite.

Ensuite
7'1" x 3'2"
The en-suite features a three-piece suite comprising a W.C., hand wash basin, and a walk-in shower, along with a small radiator and extractor fan.

Bedroom 2
13'2" x 12'8"
Bedroom two is a great size, featuring a large window and radiator, along with built-in sliding double wardrobes.

Gardens
The front garden is well stocked with a variety of shrubs and small trees, offering a good degree of privacy. There is a small pathway leading to the front door, or alternatively access can be gained via the end of the driveway.
The main rear garden is patioed and features small shrubs and flowers, along with a useful shed. The boundaries are defined by fencing. Steps lead up to a smaller section of garden which is mainly laid to lawn, with further well-maintained shrubs and a private summerhouse.

Driveway
The driveway provides ample parking in front of the proeprty.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band B.

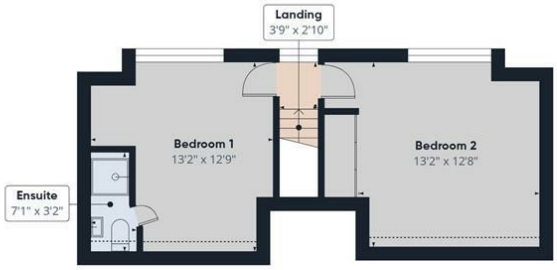
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Floor 0



Floor 1

Approximate total area(1)

1299 ft²

Reduced headroom

15 ft²

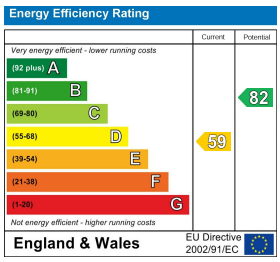
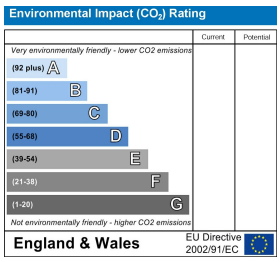
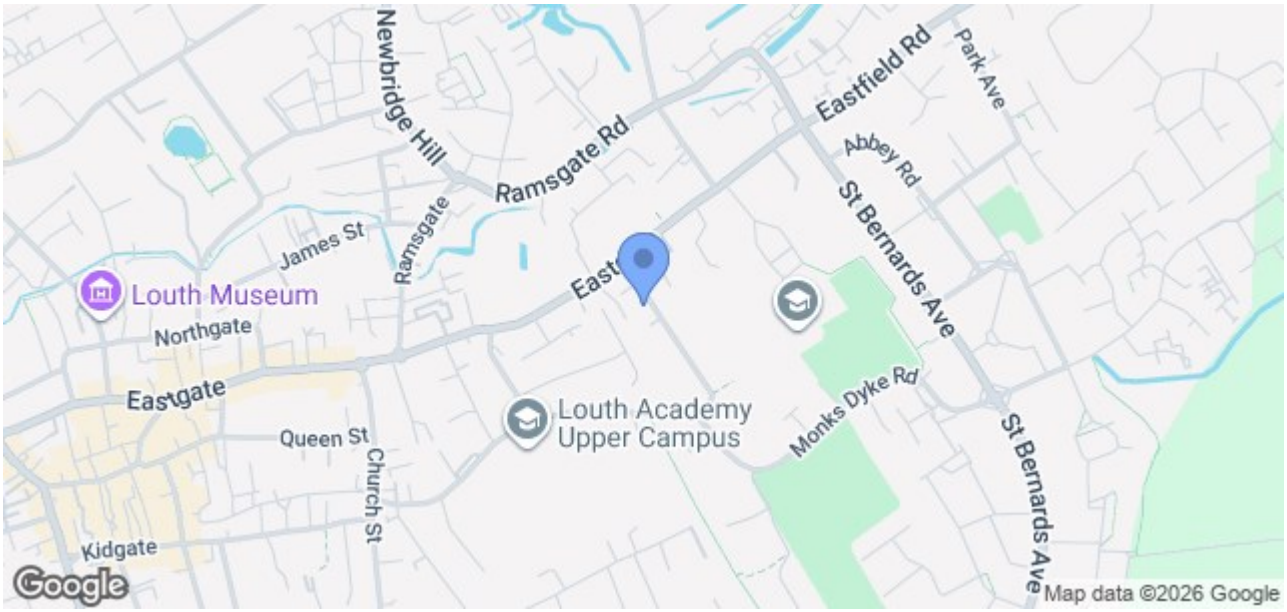
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use the postcode LN11 8DL, this will take you to to Trinity Lane. Please find number 2a.