CHOICE PROPERTIES

Estate Agents

35 Grimsby Road, Louth, LN11 0ED

Reduced To £350,000



Choice Properties are delighted to bring to market this generously proportioned two bedroom detached bungalow situated in a sought after position on Grimsby Road located in the thriving market town of Louth. The property benefits from spacious rooms and large windows throughout which create a bright and airy interior that features a contemporary kitchen with integral appliances, two double bedrooms (one with a capacious dressing room), a large living room, a family bathroom, a utility room, and a separate wc. To the exterior, the property boasts a deceivingly large easy to maintain garden, a detached garage, and an extensive driveway with room for several vehicles. Available with no onward chain, early viewing is highly advised.

The Property Ombudsman
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With the additional benefit of gas fired central heating and uPVC double glazing throughout, the generously proportioned and abundantly bright internal living accommodation comprises:-

Hallway
16'7 x 12'1 (to furthest measurement)
With large uPVC entrance door. Radiator. Power points. Access to loft via loft hatch. Airing cupboard with fitted shelving. Telephone point. Internal doors to the majority of rooms.

Living Room
15'6 x 11'8
Spacious living room fitted with an electric fireplace. uPVC French doors leading to rear garden. Radiator. Power points. Tv aerial point.

Kitchen
13'4 x 11'6
Modern kitchen fitted with a range of wall, base and drawer units. Five ring gas hob with metro tiled splashback and extractor hood over. Double bowl corner sink with chrome mixer tap and drainer. Twin integral oven. Integral fridge freezer. Integral 'NEFF' dishwasher. Part metro tiled walls. Internal door to utility room. Fitted breakfast table. Radiator. Power points. Large walk in bay uPVC window to front aspect.

Utility Room
9'6 x 4'5
External composite door leading to driveway. Plumbing for washing machine. Fitted shelving. Internal door to wc.

WC
3'0 x 4'5
Fitted with a push flush wc and a wash hand basin set over vanity unit with single taps. 'Valliant' gas combi boiler.

Bedroom 1
12'1 x 12'2
Double bedroom with large uPVC window to rear aspect. Radiators. Power points. Tv aerial point. Opening to dressing room.

Dressing Room
8'10 x 8'6
Well proportioned dressing room. Radiator. uPVC window to rear aspect.

Bedroom 2/Dining Room
12'9 x 11'8
Double bedroom that is currently being used as a dining room. Large bow uPVC window to front aspect. uPVC window to side aspect. Radiators. Power points

Bathroom
6'2 x 8'5
Fitted with a four piece suite comprised of a double ended jetted panelled bath with single taps, a fully tiled shower cubicle, a low level wc, and a wash hand basin set over vanity unit. Fully tiled walls. Radiator. Frosted uPVC window to side aspect. Spot lighting.

Garage
Detached single garage fitted with an up and over garage door.

Gardens
The property features a deceivingly large and beautifully presented rear garden which further benefits from being easy to maintain. The rear garden is mostly block paved but also features gravelled and artificially turfed areas which adds variety to the rear garden space. The rear garden further benefits from a range of outdoor seating space which are ideal for alfresco dining or entertaining guests. The garden is also home to an array of mature plants, shrubs, and trees which add life and colour to the space. The also features outdoor lighting, power, and water and views of St James' Church.

Driveway
Spacious block paved driveway providing off the road parking space for multiple vehicles.

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.

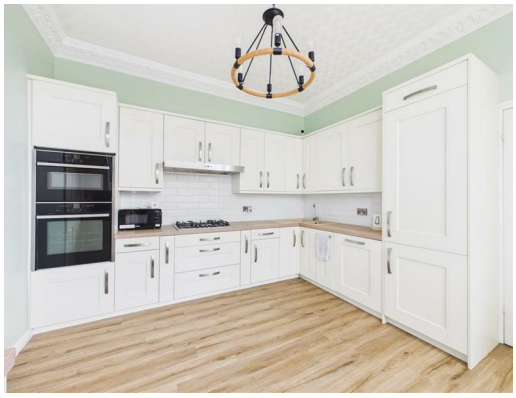
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

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.





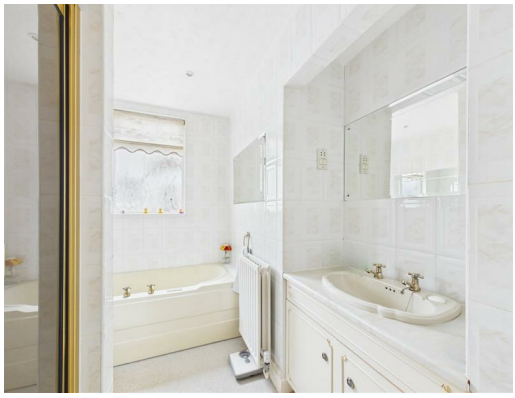


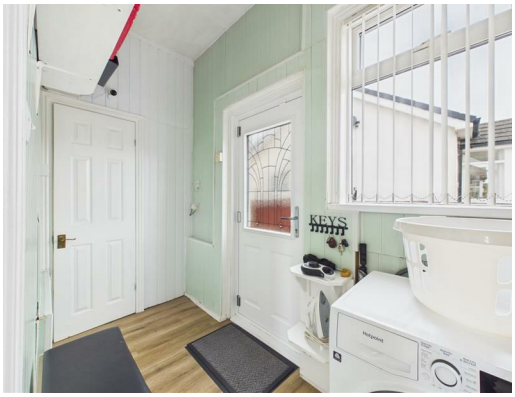











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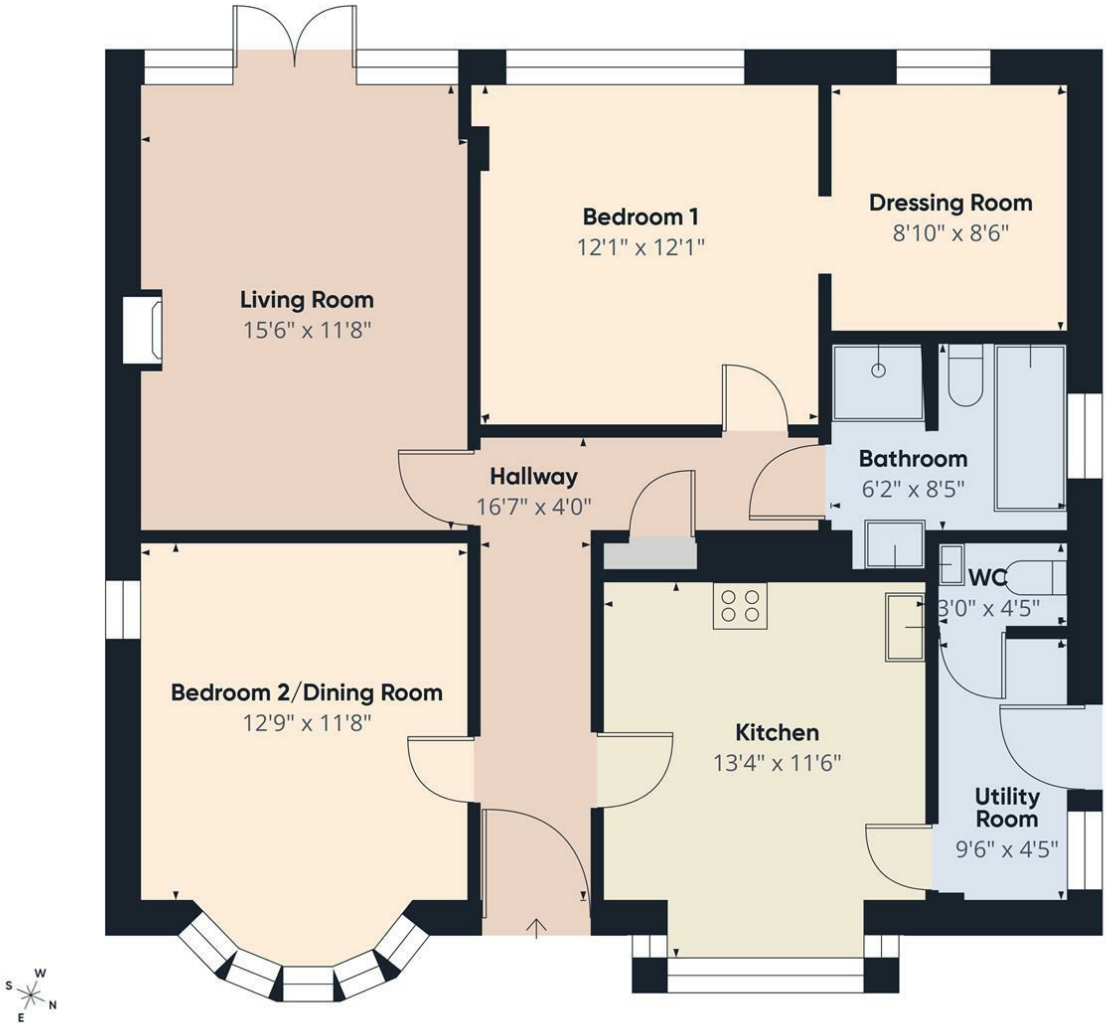










Approximate total area(1)

947 ft²

(1) Excluding balconies and terraces

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

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Directions

From St James' Church head North along Grimsby Road. Continue for 650m and the property can be found on the left hand side.

