



# CHOICE PROPERTIES

## *Estate Agents*

6 Albany Close,  
Louth, LN11 8EA

Price £495,000



Choice Properties are delighted to bring to market this stunning three/four bedroom detached family home located on Albany Close situated in a sought after position in the thriving market town of Louth. The property features beautifully presented and generously sized interior rooms which are flooded with natural light including a modern kitchen, a living room, a dining area, a conservatory, a utility room, a downstairs wc, three bedrooms (one with a dressing room and ensuite) and a family bathroom. To the exterior, the property boasts an impressive double garage, a spacious driveway, and a well manicured garden which incorporates a bar and patio area. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented and abundantly bright internal living accommodation comprises:-

### **Hallway**

6'2 x 16'3

With composite entrance door. Karndean flooring that continue throughout the ground floor. Staircase leading to first floor landing. Recess under stairs. Flat panel radiator. Power points. Telephone point. Internal doors to Living Room and Kitchen. Thermostat.

### **Kitchen**

17'6 x 10'0

Watermills Interior designed kitchen fitted with a range of wall and base units with granite work surfaces over. Floor to ceiling and traditional uPVC windows to rear aspect. One and a half bowl sink integrated into work surface with mixer tap and integral drainer. Five ring electric 'Smeg' hob with splash back and extractor hood over. Integral 'Miele' oven. Integral fridge. Spot lighting. Space for breakfast table. Vertical flat panel radiator. Tv aerial point. Power points. Internal doors to utility room and dining area.

### **Living Room**

11'8 x 16'3

Spacious living room with a large uPVC window to front aspect. Fitted with a gas fireplace with quartz hearth and surround. Radiator. Power points. Tv aerial point. Telephone point. Opening to dining area.

### **Dining Room**

9'9 x 11'2

With space for a dining room table. Radiator. Power points. uPVC door leading to conservatory.

### **Conservatory**

10'10 x 12'1

With dual aspect uPVC window. Tiled flooring with underfloor heating. Pitched glass ceiling. Feature electric fireplace. Power points. Tv aerial points. uPVC French doors leading to rear garden.

### **Utility Room**

8'3 x 6'6

Fitted with wall and base units with works surfaces over. 1/2 bowl sink with chrome mixer tap integrated into work surface. Plumbing for washing machine. Space for dish washer. Consumer unit. Built in storage cupboard with shelving and clothes rail. Spot lighting. Vertical flat panel radiator. Power points. Internal door to wc. External composite door to rear garden. Extractor.

### **Downstairs WC**

5'3 x 2'10

Fitted with push flush wc and a corner wall mounted wash hand basin with waterfall chrome mixer tap and tiled splash back. Flat panel radiator. Frosted window to side aspect.

### **Landing**

10'6 x 6'5

Internal doors to all first floor rooms. Access to loft via loft hatch. Storage cupboard with fitted shelving, clothes rail and radiator. Power points.

### **Bedroom 1**

11'8 x 12'11

Spacious double bedroom with large uPVC window to front aspect. Flat panel radiator. Tv aerial point. Power points. Large storage cupboard. Opening to dressing area. Internal door to ensuite shower room.

### **Dressing Room/Bedroom 4**

13'11 x 9'0

With a plethora of fitted wardrobe space. Flat panel radiator. Large uPVC window to front aspect. Power points. Spot lighting. Has the potential to be converted back into a forth bedroom.

### **Ensuite Shower Room**

7'11 x 3'5

Fitted with a three piece suite comprising of a fully tiled shower cubicle with rainfall and traditional shower attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Part tiled walls. Tiled flooring. Radiator. Back lit mirror. Frosted uPVC window to side aspect. Spot lighting. Extractor.

### **Bedroom 2**

10'9 x 11'2

Spacious double bedroom with large uPVC window to rear aspect with countryside views. Radiator. Power points.

### Bedroom 3

9'6 x 11'6

Double bedroom with uPVC window to rear aspect with countryside views. Radiator. Power points.

### Bathroom

6'6 x 7'9

Fitted with a three piece suite comprised of a panelled double ended bath with chrome mixer tap, a wash a hand basin set over vanity unit with chrome mixer tap, and a back to wall wc. Chrome vertical flat panel radiator. Spot lighting. Frosted uPVC window to rear aspect. Tiled walls.

### Garage

17'10 x 17'1

Double garage fitted with power and lighting and two up and over garage doors. Wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap. Frosted uPVC window to side aspect. 'BAXI' gas combi boiler. Access to loft space above garage. Space for fridge freezer.

### Gardens

The property boasts beautifully manicured gardens to both the front and rear. The front garden is found adjacent to the driveway and is lined with various plants and shrubs which add life and colour to the space. This garden is predominantly laid to lawn but does feature an impressive patio area immediately in front of the property which includes water feature and outside lighting. To the rear is a fully enclosed garden space with hedges and fencing to the perimeter. The rear garden further benefits from being predominantly laid to lawn but also features a couple of white vitrified porcelain patio areas ideal for outdoor seating or alfresco dining. Also incorporated in the rear garden is a timber built bar situated on a raised decking area which is ideal for entertaining guests as well as an oak pergola with cedar roof tiles. The rear and front garden are directly accessible to each other via two side access gates found either side of the property. The garden also boasts outdoor power and lighting.

### Driveway

Tarmac driveway providing of the road parking space for multiple vehicles. EV Charger.

### 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](http://www.e-lindsey.gov.uk)

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

### Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 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.

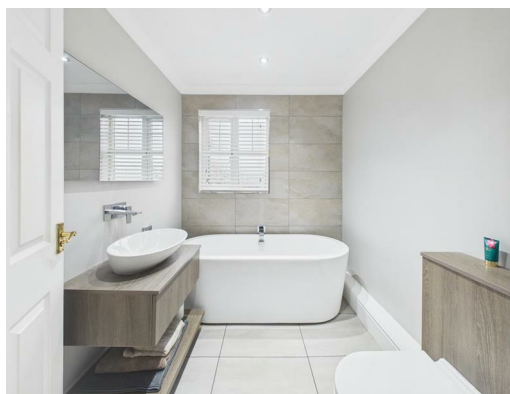
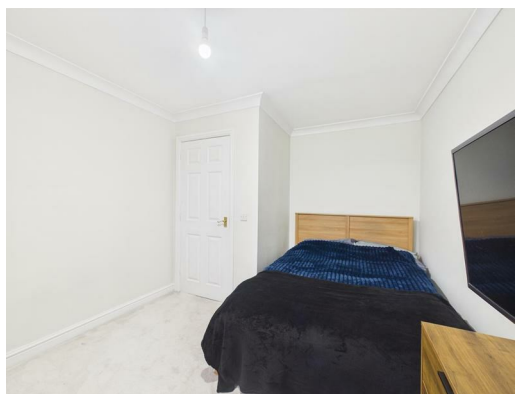
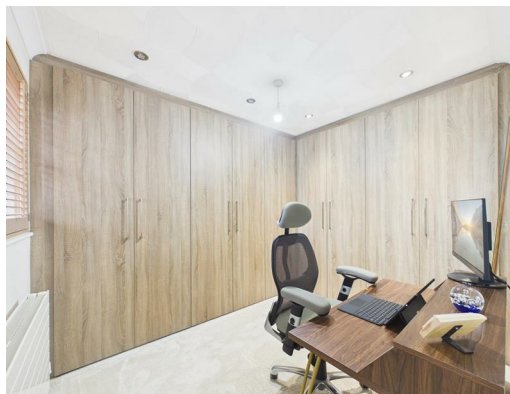
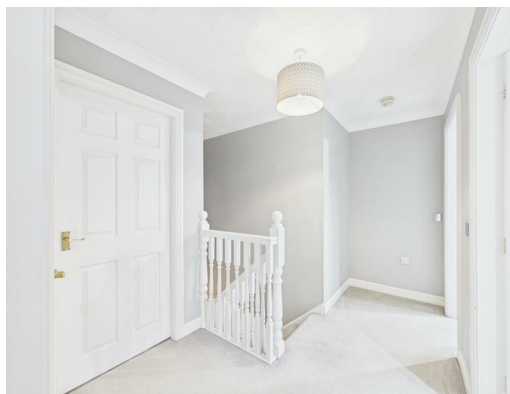
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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<sup>(1)</sup>

1752 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(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.

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# Directions

From St James' Church head South along Upgate, when you reach the crossroad at the traffic lights turn left onto Newmarket. Continue on this road for 1km then turn right onto Albany Road. Continue on this road for 250m then turn left onto Albany Close. The property can be found a short way along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

