CHOICE PROPERTIES
Estate Agents

7 Mill Lane, Louth, LN11 0EZ

Reduced To £450,000



Choice Properties are delighted to bring to market this superb four bedroom detached dormer bungalow nestled in a quiet position in the heart of the thriving market town of Louth. The property benefits from capacious rooms and large windows that create a bright and airy interior which features four double bedrooms (one ensuite), a dining room, a living room, a kitchen, a family bathroom, a downstairs wc, and a box room. To the exterior, the property boasts a detached double garage, a spacious driveway, and beautifully maintained gardens and further benefits from being situated on a generously proportioned plot. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
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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:-

Entrance Hall
11'1 x 4'10
With impressive Blenheim Victorian tiled flooring. Composite entrance door. Radiator. Power points. Opening to hallway. Internal doors to living room and dining room.

Hallway
8'11 x 7'6
Staircase leading to first floor landing. Storage cupboard under stairs. Radiator. Power points. Console for security alarm system. Thermostat.

Living Room
13'9 x 14'2
With two large dual aspect uPVC windows including a large walk in bay window to front aspect. Log burner fitted in a double sided fireplace with tiled hearth. Radiator. Power points.

Dining Room
10'3 x 16'11
Log burner fitted in a double sided fireplace with tiled hearth. Partially timber panelled walls. Space for dining room table. Dual aspect uPVC windows. Radiator. Power points. Internal hardwood door to kitchen.

Kitchen
16'0 x 10'2
Fitted with a range of wall and base units with hardwood work surfaces over. Belfast ceramic sink with chrome mixer tap. Plumbing for washing machine. Space for dryer. Space for dishwasher. Space for fridge freezer. Tiled flooring. Part tiled walls. Radiator. Power points. Spot lighting. Storage cupboard housing the gas combi boiler. Sliding door to wc. French doors leading to rear garden.

WC
5'0 x 3'3
With plumbing for a wc and wash hand basin. Radiator. Frosted uPVC window to rear aspect.

Bedroom 1
14'1 x 9'11
Double bedroom with a plethora of fitted wardrobe space. Radiator. Power points. uPVC window to side aspect. Door to ensuite.

Ensuite
5'1 x 7'10
Plumbing for a full ensuite shower room to be installed. Waterproof panelled walls. Radiator. Frosted window to rear aspect. Storage cupboard. Spot lighting.

Bedroom 2/Office
9'7 x 9'10
Double bedroom currently used as an office space. Built in storage cupboard. Radiator. Power points uPVC window to front aspect.

Bathroom
8'7 x 5'5
Fitted with a three piece suite comprised of a panelled bath with chrome waterfall mixer tap and electric shower over, a back to wall wc, and a wash hand basin set over vanity unit with waterfall chrome mixer tap. Fully waterproof panelled walls. Chrome heated towel rail. Spot lighting extractor. Frosted window to front aspect.

Landing
5'5 x 10'11
Internal doors to all first floor rooms. Fitted bookcase. Power points.

Bedroom 3
7'2 x 14'4
Double bedroom with a uPVC and a velux window to side aspect. Radiator. Power points. Two built in storage cupboards.

Bedroom 4
11'10 x 10'0
Double bedroom with a uPVC window to side aspect and a velux window. Power points. Radiator. Internal door to walk in wardrobe.

Walk-In Wardrobe
3'8 x 4'3
Fitted with shelving and a clothes rail.

Box Room
4'11 x 10'0
Power points. Radiator. Under eaves storage space. Fitted shelving.

Garage
16'11 x 17'4
Fitted with power and lighting and an up and over garage door. Vaulted ceiling. Dual aspect windows. Pedestrian access door to side.

Gardens
The property benefits from being situated on a plot of approximately 0.25 acres. To the front, the property boasts a semi circular lawn with a footpath leading from the driveway to the front entrance door. To the western side, the property benefits from a fully enclosed laid to lawn space which is lined with various plants and shrubs which add a plethora of life and colour to the garden space. This garden space also features a paved courtyard area which is currently home to a swing seat, outdoor furniture, and a log store. This space further benefits from a brick built outbuilding providing extra outdoor storage space. To the eastern side, the property features a laid to lawn space with hedging to the perimeter.

Driveway
The property benefits from a large gravelled driveway providing of the road parking space for numerous 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 - C.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Mon-Fri 9.00 am - 5.00 pm.
Saturday 9.00 am - 3.00 pm.

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.





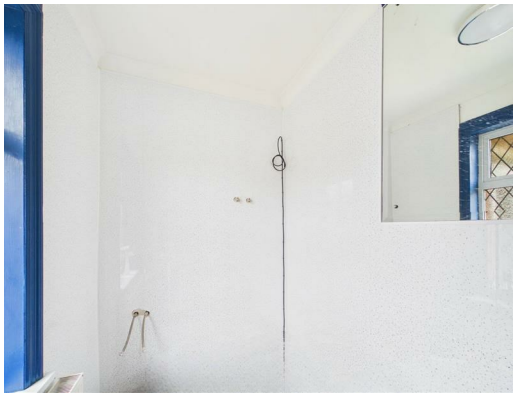








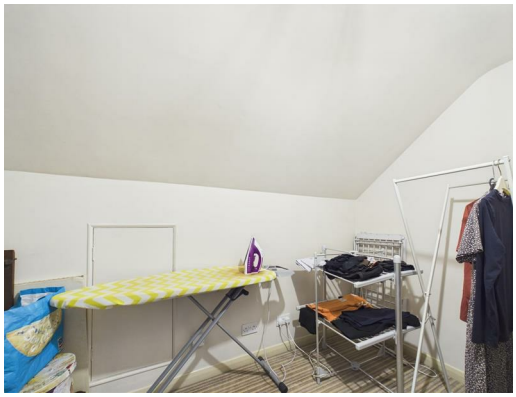




















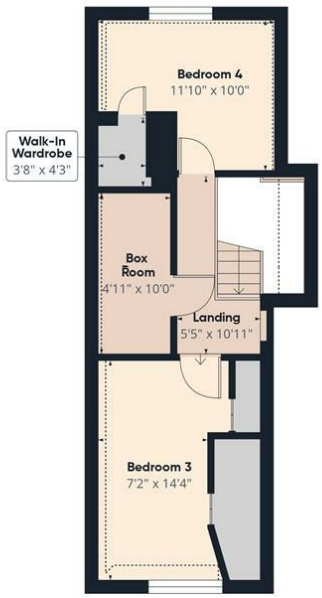

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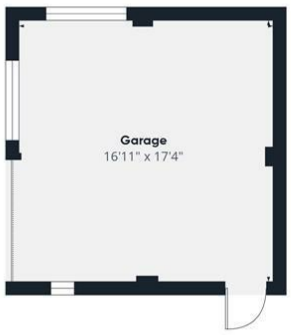
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1685 ft²

Reduced headroom

35 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.

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Directions

From St James' Church head North along the B1520 for 250m the turn right down High Holme Road. At the crossroad with the hospital head straight on and continue for another 300m then turn left down Mill Lane. At the end of Mill Lane you will find the property on your left hand side.

