



# CHOICE PROPERTIES

*Estate Agents*

3 Provost Road,  
Louth, LN11 8TT

Reduced To £239,950



Choice Properties are delighted to bring to the market this spacious and stylish three bedroom semi-detached house, which has undergone extensive refurbishment by the current owners to an immaculate standard. This stunning family home further benefits from modern open plan living, driveway with garage and sits proudly upon an attractive and generously sized garden. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a desirable layout, the abundantly light and beautifully maintained accommodation comprises:-

### **Entrance porch**

9'10" x 3'3"

Enter via uPVC front entrance door, uPVC double glazed triple aspect windows, door to:-

### **Hallway**

4'5" x 8'7"

With staircase to the first floor, inset spot lights to the ceiling, under stairs storage cupboard, cupboard housing the wall mounted consumer unit, door to:-

### **Reception room**

15'1" x 12'2"

Abundantly light reception room, inset spot lights to the ceiling, TV Aerial point, telephone point, uPVC double glazed French patio doors to the rear aspect leading out into the garden, open plan into:-

### **Kitchen/Dining room**

10'5" x 21'3"

Fitted with a modern range of wall and base units with complimentary worksurfaces over, one and half bowl resin sink unit with drainer and stainless steel mixer tap, integral cooker, four ring induction hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, breakfast bar, ample room for a dining table, cupboard housing the wall mounted combination boiler, uPVC double glazed dual aspect windows to the front and rear aspects, uPVC double glazed pedestrian door to the side aspect.

### **Landing**

11'0" x 2'10"

With loft access - partly boarded with ladder and lighting.

### **Bedroom 1**

11'11" x 10'4"

Spacious double bedroom with uPVC double glazed window to the front aspect, built in wardrobes to two aspects, TV Aerial point, dressing area - with built in storage and dressing table.

### **Bedroom 2**

12'7" x 10'3"

Spacious double bedroom with uPVC double glazed window to the front aspect, built in wardrobes.

### **Bedroom 3**

12'4" x 8'9"

Spacious doubled bedroom with uPVC double glazed window to the rear aspect, built in wardrobes.

### **Bathroom**

8'7" x 5'6"

Fitted with a stylish three piece suite comprising panelled bath with shower over, wash hand basin set into featured vanity unit, dual flush w.c., tiled splash backs, inset spot lights to the ceiling, heated towel rail, uPVC double glazed frosted window to the rear aspect.

## **W.c.**

3'4" x 4'4"

Fitted with a modern two piece suite comprising wash hand basin set into vanity unit, dual flush w.c., tiled splash backs, uPVC double glazed window to the side aspect.

## **Driveway**

Paved driveway providing off road parking.

## **Garage**

9'1" x 21'5"

With up and over door, power and lighting, extra appliance space - including a tumble dryer.

## **Garden**

To the rear of the property you will find a privately enclosed and generously sized garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features several seating areas which are ideal for soaking up the sunshine or outdoor dining with family and friends. There is also a timber Summerhouse with power and lighting, and double opening doors to the front aspect. There is also covered access from the rear garden to the front garden.

## **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 B.

## **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.

## **Viewing arrangements**

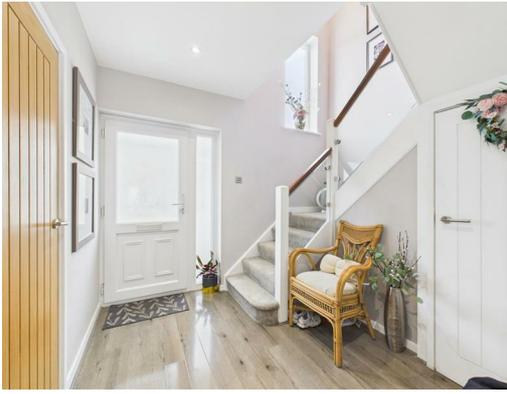
By appointment through Choice Properties on 01507 860033.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

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>m</sup>  
1322 ft<sup>2</sup>

(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

Head out of Louth via Legbourne road and then turn left at the round-a-bout. Continue on the B1200 (Manby Road). At the crossroads turn right onto Carlton Road. Then take your third left onto Provost Road. Number 3 can now be found on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

