CHOICE PROPERTIES
Estate Agents

2 Bridge Close, Louth, LN11 0PT

Reduced To £210,000

Choice Properties are delighted to bring to market this stunning three bedroom semi detached house situated on Bridge Close, located in the heart of the thriving market town of Louth. Positioned in a desirable area, the generously sized accommodation internally features a kitchen/dining area, a spacious living room, a family bathroom, a downstairs wc, and three bedrooms. To the exterior, the property boasts a private garden to the front and rear, and a driveway with space for a large vehicle. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway
3'2 x 16'8
With composite entrance door. Staircase leading to first floor landing. Understairs storage cupboard. Internal door to downstairs wc and living room. Radiator. Power points. Thermostat.

Living Room
11'2 x 17'3
Capacious living room with electric feature fireplace. Two radiators. Dual aspect uPVC windows. Power points. Tv aerial point. Double opening internal doors leading to kitchen.

Kitchen
17'8 x 9'6
Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Four ring gas hob with tiled splash back and pull out extractor hood over. Space for fridge freezer. Space for breakfast table. Plumbing for washing machine. 'Viessmann' gas boiler. Consumer unit. Part tiled walls. uPVC external door leading to rear garden. Two uPVC windows to rear aspect. Radiator. Power points.

Downstairs WC
2'6 x 5'8
Fitted with a low level wc and a wall mounted wash hand basin with single taps and a tiled splashback. Frosted window to front aspect. Radiator.

Landing
7'9 x 2'7
Internal doors to all first floor rooms. Access to loft via loft hatch. Power point. Airing cupboard housing the hot water tank and fitted shelving.

Bedroom 1
11'2 x 14'3
Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bedroom 2
7'8 x 9'7
Small double bedroom with large uPVC window to rear aspect. Built in storage cupboard with fitted shelving. Radiator. Power points.

Bedroom 3
7'8 x 9'7
Single bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bathroom
6'1 x 6'3
Fitted with a three piece suite comprising of a panelled bath with single taps and tiled surround, a low level wc, and a pedestal wash hand basin with single taps. Radiator. Large frosted uPVC window to front aspect. Wall mounted mirrored storage cabinet.

Gardens
The property benefits from garden space to both the front and the rear of the property. The rear garden is the larger of the two spaces and features a mix of fencing and hedges to the perimeter. The rear garden is partially paved and partially laid to lawn and benefits from a generously sized patio area found immediately to the rear of the property providing an ideal spot for outdoor seating. The front garden is a smaller space which is laid to lawn and is enclosed with fencing to the perimeter. The front garden features a paved footpath leading from the pavement to the front entrance door.

Driveway
Private driveway providing off the road parking for a large vehicle.

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.

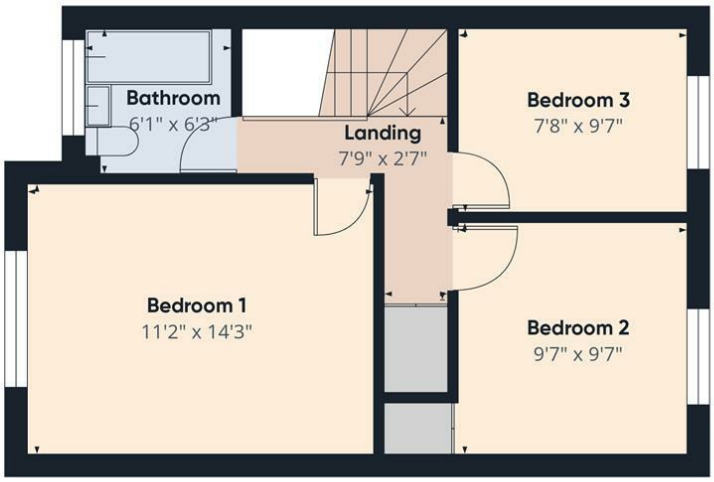
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
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.

Floor 0



Floor 1

Approximate total area(1)

893 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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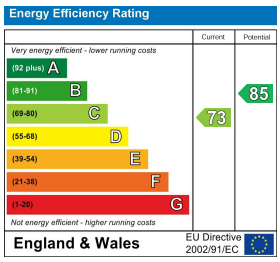
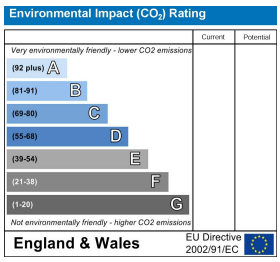
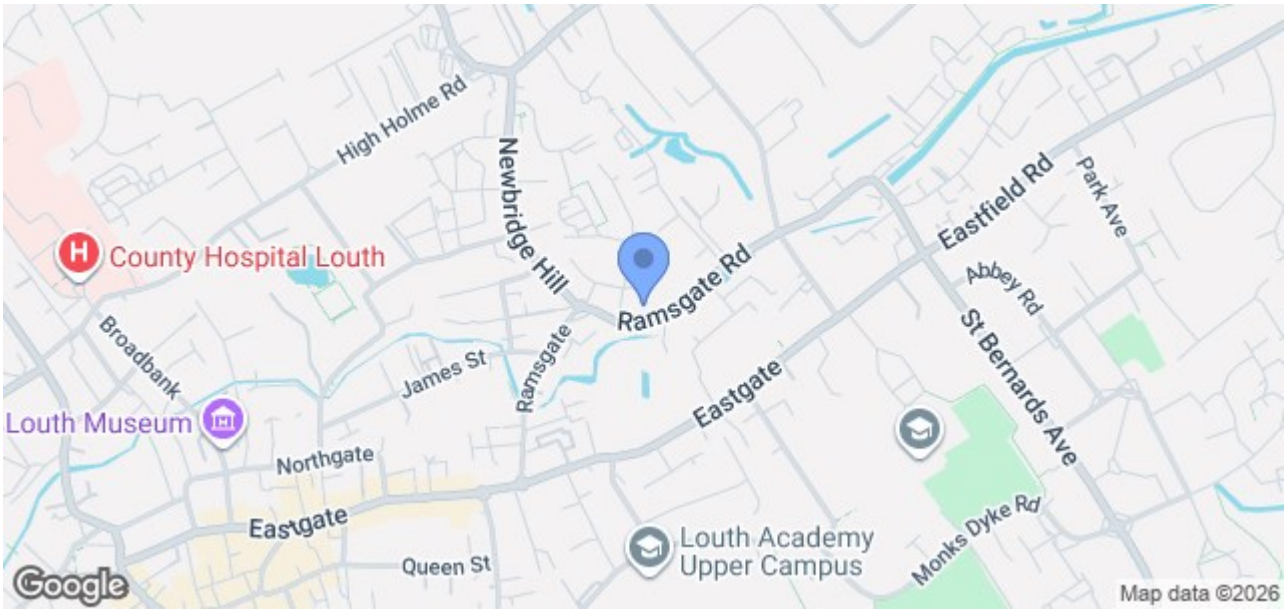
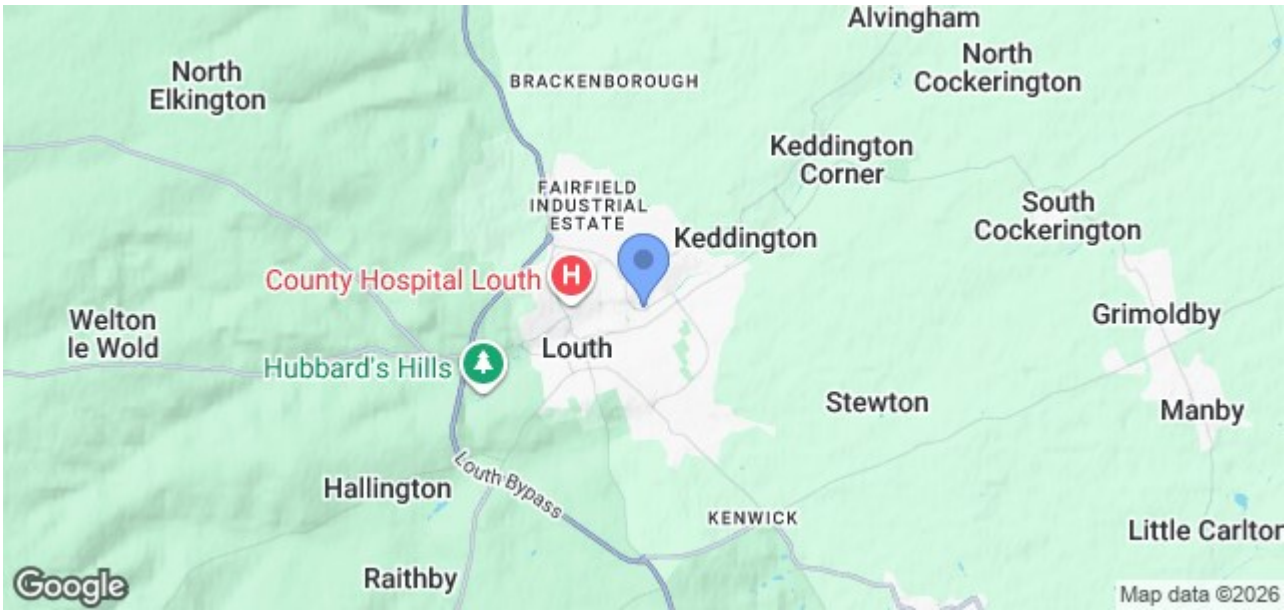
Directions

From our Louth office head east onto Eastgate and continue until you reach a mini roundabout where you continue straight on, then at the mini roundabout immediately after turn left onto Ramsgate. Continue until the next mini roundabout where you turn right and then immediately left onto Station Approach. Then take the first right onto Bridge Close and the property can be found on the right hand side.