



# CHOICE PROPERTIES

*Estate Agents*

39 Charles Avenue,  
Louth, LN11 0BG

Price £350,000



Choice Properties are delighted to bring to market this beautifully presented and stylish three-bedroom home, offering spacious and well-proportioned accommodation throughout, complimented by attractive, landscaped gardens. Occupying a sought-after location within the charming and historic town of Louth, the property is ideal for families and professionals alike. This stunning home benefits from a large driveway providing ample off-road parking, while internally the accommodation is tastefully finished to a high standard, creating a welcoming and contemporary living environment. Early viewing is highly recommended to fully appreciate the quality, space and contemporary living environment.

Offering generously proportioned rooms throughout and a desirably layout, the abundantly light and beautifully presented accommodation comprises:-

### **Hallway**

5'10" x 16'5"

A bright, well-presented hallway with a modern front door, herringbone flooring, and radiator, offering access to the upstairs, living room, reception room, and kitchen.

### **Living Room**

11'5" x 15'9"

A well-presented living area featuring a stylish media wall, neutral décor, and carpeting. A large window and radiator enhance comfort and natural light, with glass doors leading to the dining area and access to the hallway.

### **Reception Room / Study**

7'3" x 14'4"

A good-sized second reception room offering versatile use as a playroom or study, featuring a window, radiator, and housing the consumer unit.

### **Kitchen / Dining Room**

22'11" x 11'3"

The kitchen is fitted with modern base units and generous floor-to-ceiling cupboard storage, complemented by a continuous herringbone floor flowing through the kitchen and dining area. It features an integrated dishwasher, hob, double oven and microwave, space for an American-style fridge freezer, a spacious dining area with stylish half-wall panelling, double PVC doors to the garden, and access to the living area, utility room, and hallway.

### **Utility Room**

9'0" x 4'6"

The convenient utility room features matching cabinetry, additional storage, and herringbone flooring continued from the kitchen, with space for a washing machine. It also provides access to the WC and houses a one-year-old Ideal boiler.

### **W.C**

3'11" x 5'2"

The well-located ground-floor WC is accessed via the utility room and features a hand wash basin and WC. A window provides natural light and ventilation.

### **Landing**

7'3" x 8'9"

The landing is neutrally decorated and features an oak and glass stair bannister. It is filled with natural light from the window and provides access to the bathroom and Bedrooms 1, 2, and 3.

### **Bathroom**

8'9" x 6'7"

With tiled walls and flooring, the family bathroom features a three-piece suite comprising a shower over bath, hand basin, and WC. It also benefits from fitted storage cabinets, a heated towel rail, a window, and access to the boarded loft.

### **Bedroom 1**

11'0" x 16'1"

The beautifully decorated master bedroom features a large window, well-designed fitted wardrobes, and a radiator. It is tastefully finished with neutral walls and carpeting throughout.

## **Bedroom 2**

9'8" x 11'1"

The second double bedroom is neutrally decorated and features fitted wardrobes, a window, and a radiator, with additional space for other furniture.

## **Bedroom 3**

7'3" x 8'3"

Bedroom 3 is ideal for a single bed and features grey carpeting, a window, and a radiator. The room also benefits from a built-in bed frame with integrated wardrobes and surrounding doors, offering excellent storage.

## **Garden**

The lovely, well-designed back garden is fully fenced for privacy and security. It features a garden shed, brick planters, a patio, lawn space, and a pergola, offering a versatile and attractive outdoor area.

## **Driveway**

The spacious driveway provides ample parking for multiple vehicles.

## **Tenure**

Freehold.

## **Council Tax**

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 C.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

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

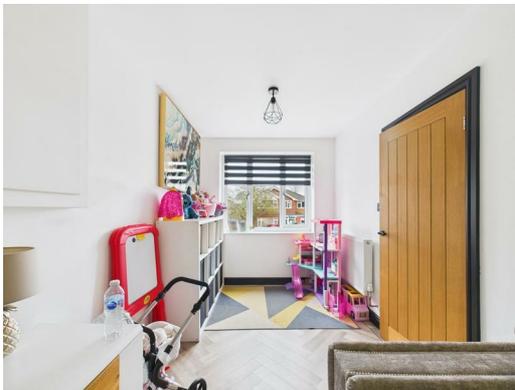
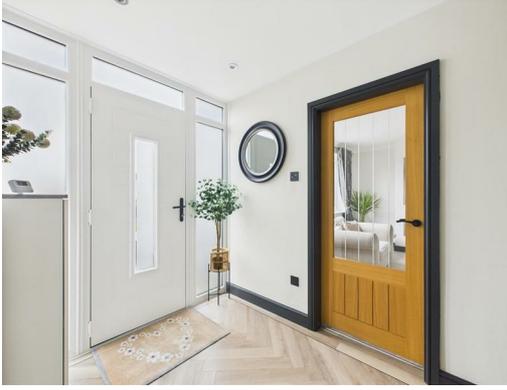
Saturday 9.00 a.m. to 3.00 p.m.

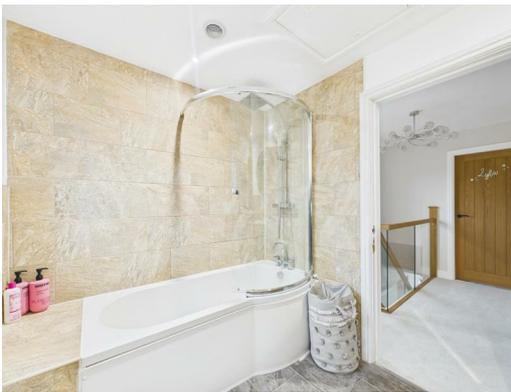
## **Making An Offer**

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.

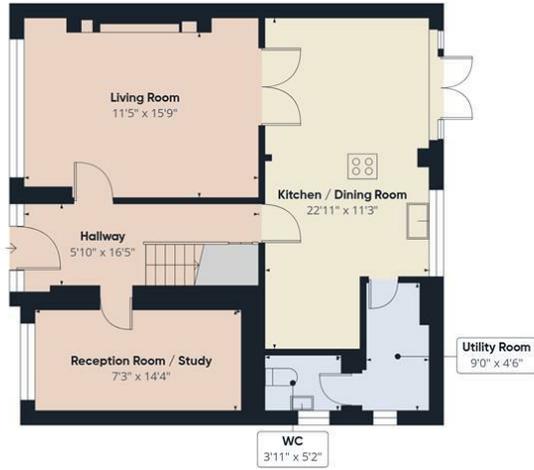












Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1165 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

Please put the postcode LN11 0BG into your sat-nav, the property will be on your left.

