CHOICE PROPERTIES
Estate Agents

10 Ticklepenny Drive, Louth, LN11 7BU

Reduced To £200,000

Choice Properties are delighted to offer for sale this stunning property with a bright and spacious interior throughout. This well-presented home combines style with practicality. On the ground floor, a welcoming living room with a large window and neutral décor leads seamlessly to a kitchen and dining area, complete with some integrated appliances, tiled flooring, and access to the rear garden and ground floor W.C. The first floor comprises two generous bedrooms, both featuring excellent built-in storage, and a family bathroom with a three-piece suite and heated towel rail. Additional highlights include a boarded loft, under-stairs storage, and a neatly concealed Ideal Logic boiler. Externally, the property benefits from a block-paved driveway, small lawned area to the front, and a tiered rear garden with patio, lawn, planters, and secure fencing, enjoying beautiful views over the field behind.

Flooded with natural light and finished to a high standard, this thoughtfully arranged home offers well-proportioned accommodation comprising:

Living Room
15'11" x 12'4"
A bright and welcoming living space offering a sense of openness on entry. The room features a large window that fills the space with natural light, complemented by neutral décor and laminate flooring. Stairs lead to the first floor, with practical storage beneath, while access to the kitchen is also provided from this room. The electric consumer unit is neatly located here.

Kitchen / Dining Room
8'7" x 12'6"
A neutral-finished kitchen with a well-designed layout that also incorporates space for dining. The kitchen features an integrated oven, hob and extractor fan, along with space for a fridge and washing machine. Tiled flooring provides practicality, while a window above the sink allows natural light to flow in. From here there is access to the ground floor W.C. and the rear garden. The Ideal Logic boiler is neatly concealed within a cupboard.

W.C
3'3" x 6'0"
Neutrally decorated and finished with tiled flooring, the ground floor W.C. comprises a hand basin, W.C. and a radiator.

Landing
6'9" x 6'8"
Neutrally decorated and well presented, the landing provides access to Bedroom One, Bedroom Two and the bathroom. There is also access to the boarded loft via a pull-down ladder.

Bedroom 1
11'11" x 13'4"
A generously sized bedroom featuring a window for natural light and a radiator. The room benefits from excellent built-in storage, including two storage cupboards and a fitted wardrobe with sliding mirrored doors. There is ample space for a bed and additional bedroom furniture

Bedroom 2
8'8" x 16'5"
A very spacious double bedroom, neutrally decorated and well presented. The room features a window providing natural light, a radiator, and a useful built-in storage cupboard. There is ample space for a large bed and additional bedroom furniture.

Bathroom
6'9" x 5'6"
The family bathroom features a three-piece suite, including a bath with shower over, W.C. and hand basin. The walls are half-tiled and there is a heated towel rail, combining practicality with a clean, neutral finish.

Driveway
The property features a block-paved driveway providing space for one vehicle, alongside a small lawned area. A charming porch roof sits above the front door, adding a welcoming touch.

Garden
A beautifully tiered garden, arranged over three levels and comprising a lawn, sandstone patio, and raised planters. Fenced on both sides for privacy and security, the garden enjoys delightful views over the field behind.

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

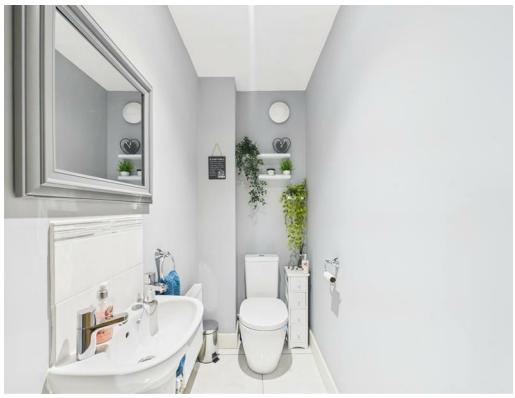
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.



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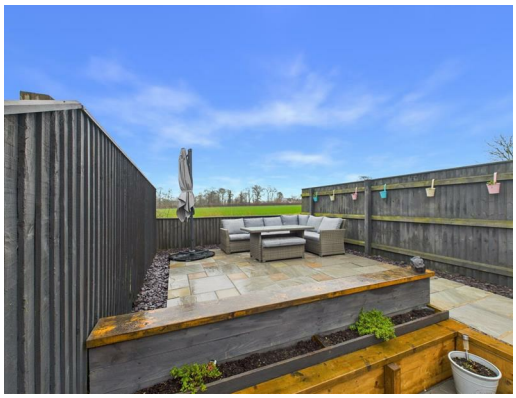
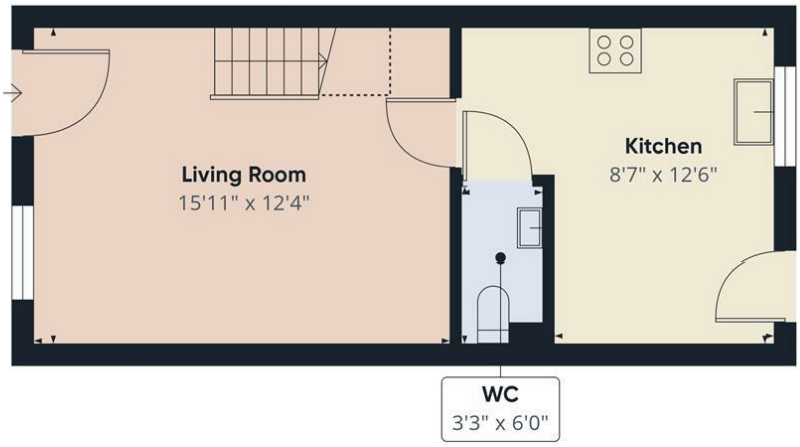
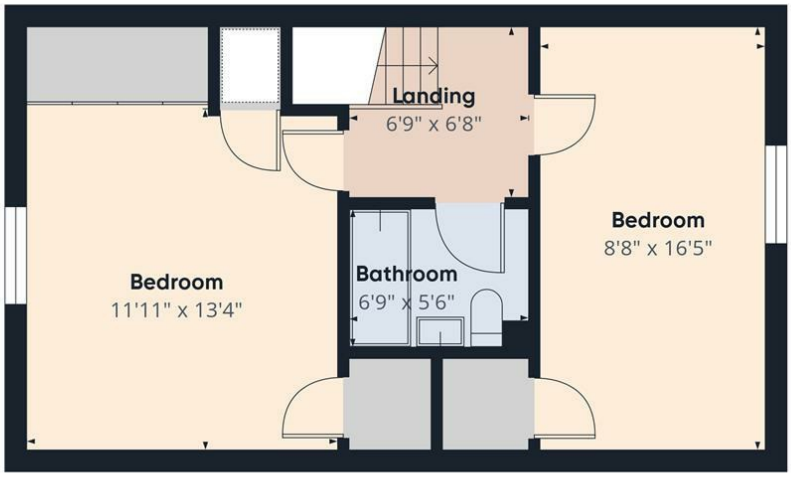




Floor 0



Floor 1

Approximate total area(1)

774 ft²

Reduced headroom

15 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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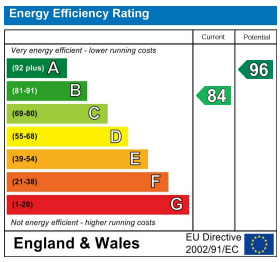
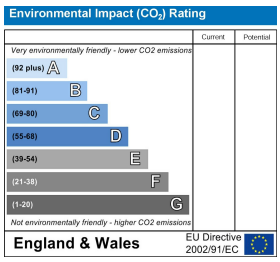
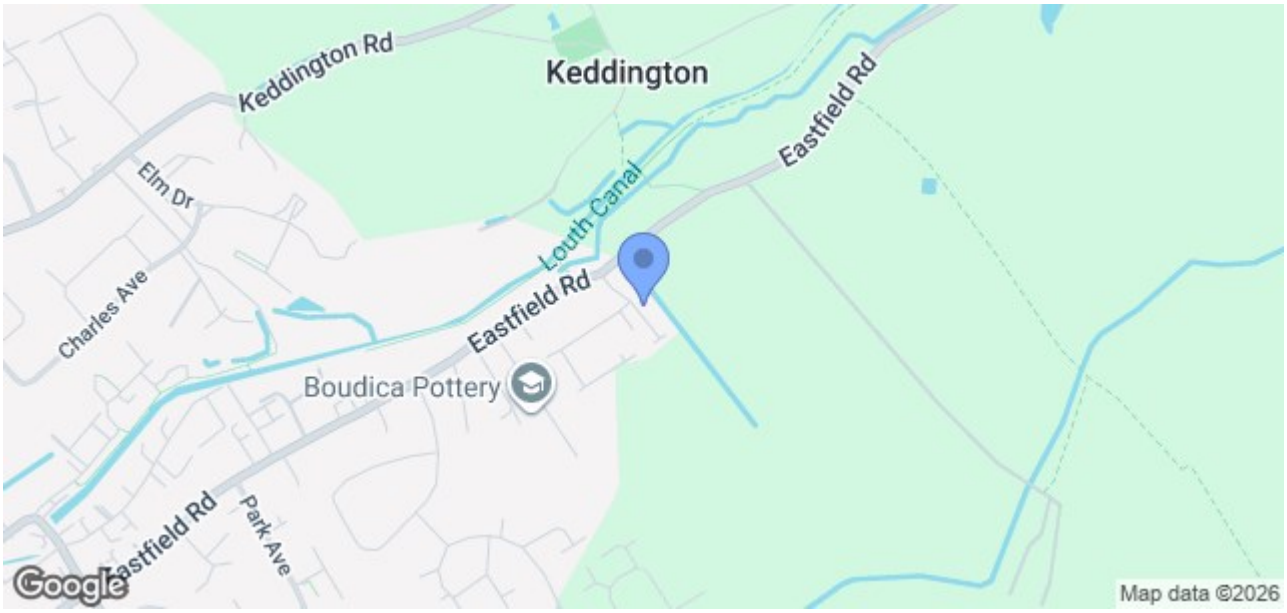
Directions

Please put LN11 7BU into your sat-nav, this will take you to Ticklepenny Drive. The property will be on your left.