



CHOICE PROPERTIES

Estate Agents

Mary Land Keeling Street,
Louth, LN11 7PL

Reduced To £250,000



Being sold by motivated sellers who would consider a serious offer It is a pleasure for Choice Properties to bring to the market this superb three bedroom detached house with additional spacious loft room. The property further benefits from two reception rooms, conservatory and driveway with garage. Located to the rear is a privately enclosed garden with open views to the back. Early viewing is highly advised!

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

Entrance porch

3'3" x 6'11"

Enter via uPVC entrance door, uPVC composite door leading into:-

Hallway

11'11" x 6'0"

With staircase to the first floor, under stairs storage cupboard housing the consumer unit, wall mounted alarm system.

Kitchen

11'4" x 8'9"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, cooker point with extractor over, space for under counter fridge, partly tiled walls, uPVC double glazed window to the rear aspect overlooking the garden, door to:-

Utility room

6'10" x 7'6"

With plumbing for a washing machine, space for a tumble dryer, space for freestanding fridge/freezer, cupboard housing the wall mounted 'Worcester' boiler, uPVC double glazed window to the rear aspect, uPVC double glazed pedestrian door to the rear aspect.

W.c.

3'11" x 4'6"

Fitted with w.c. and wash hand basin with stainless steel mixer tap, tiled splash backs, extractor fan, wall vanity units.

Reception room

12'0" x 12'2"

Abundantly light reception room with uPVC double glazed window to the front aspect, wood burner set into featured surround with wooden mantle, TV Aerial point, feature opening into:-

Dining room

11'3" x 9'7"

With ample room for a dining table, uPVC French double opening patio doors leading into:-

Conservatory

12'0" x 10'7"

With polycarbonate pitched roof, uPVC double glazed triple aspect windows, French uPVC double opening patio doors to the side aspect leading out into the garden.

Bedroom 1

12'0" x 11'0"

Spacious double bedroom with uPVC double glazed window.

Bedroom 2

11'5" x 9'2"

Spacious double bedroom with uPVC double glazed window, built in storage cupboards.

Bedroom 3

7'6" x 7'3"

Single bedroom/Ideal office space with uPVC double glazed window, loft access (with pull down ladder) leading to:-

Loft room

10'9" x 18'7"

Spacious loft room/multi purpose room, eaves storage, inset spot lights to the ceiling, three uPVC double glazed Velux windows.

Bathroom

7'10" x 9'4"

Fitted with a four piece suite comprising panelled jacuzzi style bath with mixer tap, shower cubicle with mains shower over, wash hand basin and w.c. set into featured vanity unit, vanity mirror, tiled splash backs, chrome heated towel rail, uPVC double glazed window.

Driveway

Block paved driveway providing off road parking.

Garage

With up and over door, power and lighting.

Garden

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, overlooking open views. The garden is neatly laid to lawn and features an abundance of plants, trees and hedging throughout. There is a paved patio seating area which is perfect for soaking up the sunshine or outdoor dining. A useful timber storage shed is also included in the sale. A pedestrian gate to the side of the property provides access to the front.

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 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

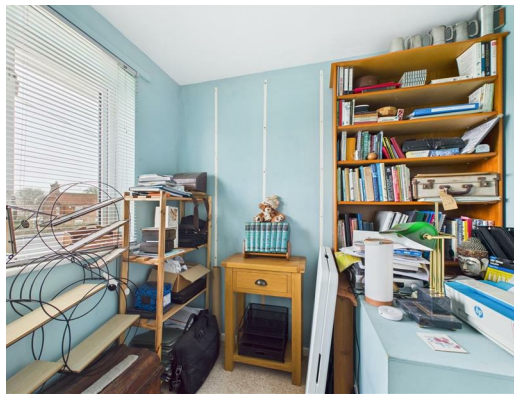
Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening hours

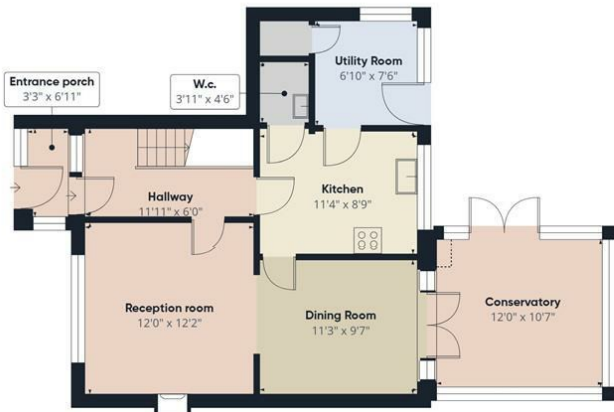
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.





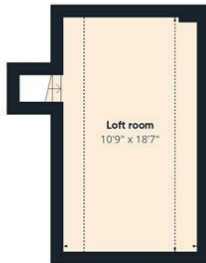




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1291 ft²

Reduced headroom

64 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.

GIRAFFE360

Directions

Please use postcode 'LN11 7PL' for directions to the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

