



# CHOICE PROPERTIES

## *Estate Agents*

36 Burghley Crescent,  
Louth, LN11 0HT

Reduced To £165,000



Choice Properties are delighted to bring to market this wonderful three bedroom semi detached house situated on Burghley Crescent located in the thriving market town of Louth. The generously sized property benefits from spacious rooms and large windows which allow the property to feel light and airy throughout. The property internally features a kitchen, living room, conservatory, downstairs wc, three bedrooms, and a family bathroom. To the exterior, the property boasts an enclosed front and rear garden with access from both Burghley Crescent and North Holme Road. With No Onward Chain, Early Viewing Is Highly Advised.

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

### **Hallway**

6'1 x 10'0

With uPVC entrance door to front aspect with frosted window to side. Staircase leading to first floor landing with stair lift. Recess under stairs. Internal door to kitchen. Internal door to living room. Radiator. Telephone Point. Thermostat.

### **Living Room**

14'5 x 11'0

Fitted with an electric fireplace with quartz hearth and oak surround. Large uPVC bay window to front aspect. Radiator. Power points. Tv aerial points. Telephone points. UPVC window to side aspect.

### **Kitchen**

14'5 x 9'10

Fitted with a range of wall base and drawer units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring gas hob. Integral oven. Worcester gas boiler. Plumbing for washing machine. Space for fridge freezer. Fully tiled walls to two aspects. Radiator. Power points. uPVC window to side aspect. uPVC sliding doors to conservatory. Opening to rear hallway.

### **Conservatory**

18'9 x 9'0

Large conservatory with uPVC windows to all aspects. Power points. Thermostat. uPVC door leading to rear porch. External uPVC door leading to garden.

### **Rear Hallway**

2'9 x 6'2

Part tiled walls. Door to wc. Internal door to rear porch.

### **WC**

2'11 x 6'1

Fitted with a push flush wc. Storage cupboard with fitted shelving. Frosted window to rear aspect.

### **Rear Porch**

5'1 x 9'5

With external uPVC door leading to garden. Dual aspect uPVC windows. Door to conservatory. Door to rear hallway.

### **Landing**

6'5 x 8'1

Internal doors to all first floor rooms. Access to loft via loft hatch.

### **Bedroom 1**

12'6 x 10'2

Double bedroom with large uPVC window to rear aspect. Power points. Radiator. Telephone point. Airing cupboard housing the hot water tank.

### **Bedroom 2**

10'0 x 11'1

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone points.

## **Bedroom 3**

10'7 x 7'1

Single bedroom with uPVC window to front aspect. Radiator. Power points. Tv aerial points. Fitted shelving. Telephone points. Wall mounted storage unit.

## **Bathroom**

8'1 x 5'7

Fitted with a three piece suite comprising of a shower cubicle with electric shower, a wash hand basin set over vanity unit, and a back to wall wc. Fully tiled walls. Chrome heated towel rail. Wall mounted storage units. Two frosted uPVC windows to rear aspect.

## **Garden**

The property benefits from a fully enclosed garden to both the front and rear. The front garden is gravelled for ease of maintenance and benefits from a paved footpath that leads from the entrance gate to the front door. The rear garden has a variety of plants and shrubbery which add life and colour to the garden. The rear garden is accessible directly from Burghley Crescent via an access gate and is also connected directly to the front garden via a side access gate.

## **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 A.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.  
Tel 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**

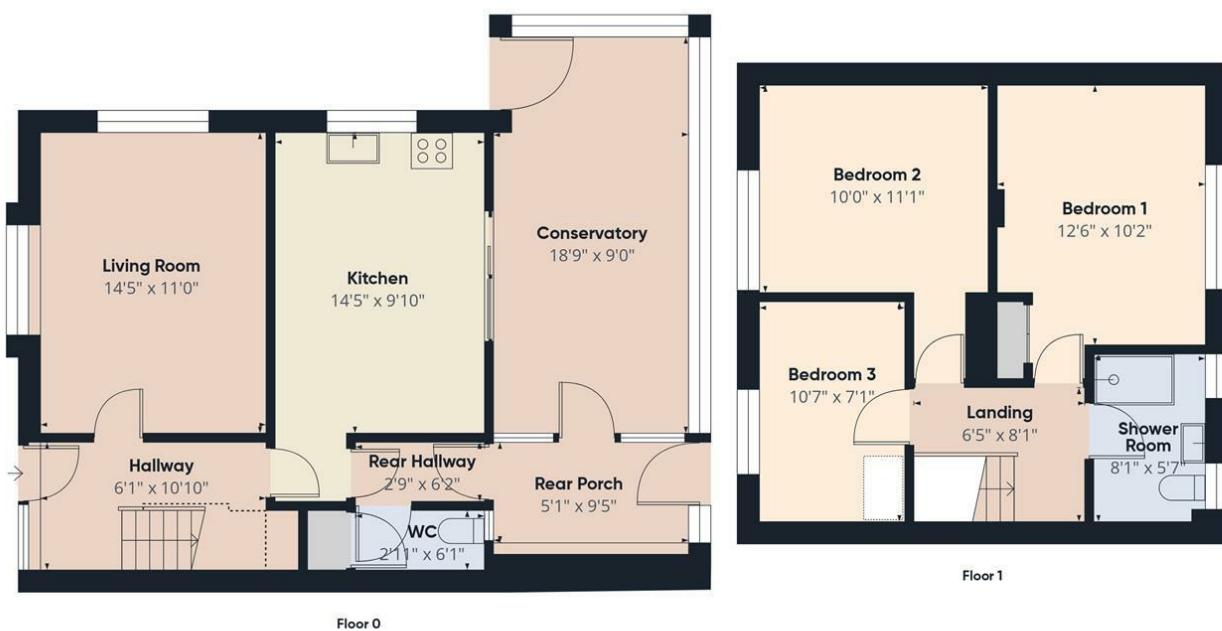
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







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

1076 ft<sup>2</sup>

Reduced headroom

18 ft<sup>2</sup>

(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

From St James' Church head North along Grimsby Road for 1km the turn right on North Holme Road. Take your second right onto Chatsworth Drive and then your first right onto Burghley Crescent. You will find the property on your right hand side.

