CHOICE PROPERTIES

Estate Agents

88 Brackenborough Road, Louth, LN11 0AQ

Reduced To £375,000



It is a pleasure for Choice Properties to bring to the market this most spacious and well maintained two bedroom detached house, only a short distance from the local amenities on offer in the historic local market town of Louth. Situated on a plot of approximately 0.3 acres and offering a generously proportioned layout; the property boasts expansive gardens and a number of outbuildings. Being introduced to the market for only the second time since being built, early viewing is certainly advised.

The Property Ombudsman
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Benefiting from a mains gas central heating system and solar panels which are owned outright, the abundantly light and bright accommodation comprises:-

Entry/Conservatory
8'01" x 9'04"
Front double opening uPVC 'French' doors leading into the conservatory featuring double aspect windows, an apex style polycarbonate roof, tiled flooring, radiator and wall lighting. Door to:

Entrance Lobby
7'11" x 9'00"
With stairs to the first floor and doors to:

Reception Room
13'11" x 11'09"
Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and fitted with an electric feature fireplace set in a feature surround, TV aerial and telephone point.

Kitchen
7'11" x 12'01"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space and plumbing for a dishwasher, tiled flooring, partly tiled walls, TV aerial and a door to:

Pantry
10'02" x 2'07"
With tiled flooring, shelving for storage and the pantry also houses the wall mounted consumer unit.

Utility Area
11'08" x 4'00"
With tiled flooring, a rear uPVC door, space for a tumble dryer, space for a freestanding fridge/freezer, space and plumbing for a washing machine, loft access and doors to

WC
5'06" x 2'02"
Fitted with a WC with dual flush button, hand wash basin with mixer tap and tiled splashback, extractor fan and tiled flooring.

Dining Room
11'10" x 10'05"
With ample space for a dining table, double aspect windows and internal bi-folding doors to:

Sun Room / Bedroom 3
11'08" x 8'04"
With double opening 'French' doors to the garden, tiled flooring, a TV aerial and radiator. This room is presently used as a sun room, but could also be used as a ground floor bedroom, offering a versatile space.

Landing
11'02" x 11'11"
Grand and airy landing fitted with two storage cupboards, one with railing providing additional wardrobe space, loft access and doors to:

Bedroom 1
14'00" x 12'00"
Spacious double bedroom with a TV aerial and double aspect windows including a bay window to front aspect.

Bedroom 2
11'10" x 10'10"
Double bedroom with a TV aerial.

Bathroom
7'01" x 12'01"
Fitted with a four piece suite comprising a bath tub with mixer tap and shower attachment, shower cubicle with electric 'Triton Trance' shower over, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls, shaver point and a built in double airing cupboard; housing the hot water cylinder.

Driveway
Providing off road parking for multiple vehicles.

Garage
20'04" x 9'02"
With an up and over door, power and lighting, rear pedestrian door and the garage also houses the wall mounted 'Viessmann' condensing boiler.

Outside WC
2'09" x 5'06"
Fitted with a WC with pull chain, and wash basin with single taps and tiled walls.

Outside Store
4'01" x 9'00"
With power and lighting.

Workshop
9'05" x 16'10"
'L' shaped workshop with double opening timber front doors, side pedestrian door, power and lighting.

Gardens
To the rear and side of the property you will find the most well tended and privately enclosed gardens, mostly laid to lawn, featuring a vast variety of well established, plants, shrubs and trees. Benefiting from a vegetable patch, useful timber shed, sizeable greenhouse, taverna seating area and paved patio area with hot tub (included in the sale), this really is any green-fingered enthusiast's dream garden. The property is situated on a plot of approximately 0.3 acres and could have further potential as a potential building plot.

Tenure
Freehold.

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.

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.

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.

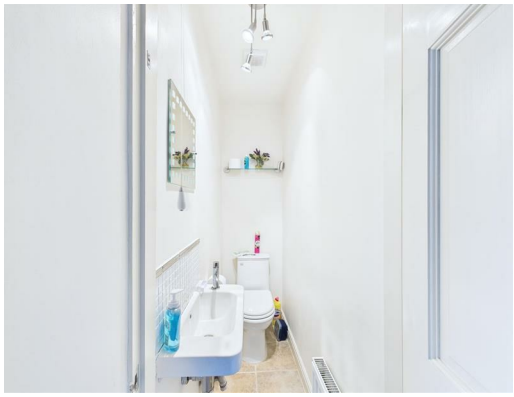


































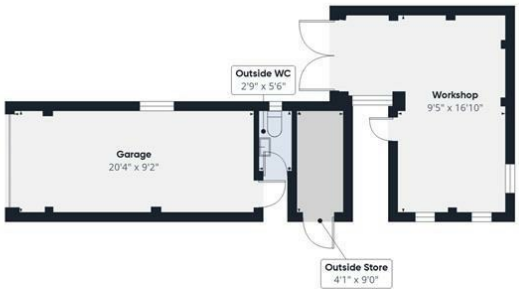




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1644 ft²

Reduced headroom

19 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

From our Louth office; head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take take the right hand turning onto Keddington Road. Then turn left onto Brackenborough road. Continue on this road and number 88 can be found on your right hand side.

