



CHOICE PROPERTIES

Estate Agents

2, The Mount, Riverhead,
Louth, LN11 0DD

Price £350,000



Choice Properties are delighted to bring to market this immaculately presented three bedroom (two ensuite) detached bungalow situated in a sought after position within the thriving market town of Louth. The property benefits from a recent renovation which has been completed to a high standard which has created an ultra modern interior featuring three bedrooms, two ensembles, a family bathroom, a kitchen, a dining area, a utility room, a living room, and a conservatory. To the exterior, the property boasts a private garden, a generously sized driveway, and a raised decking area with views overlooking Louth. Early Viewing Is Highly Advised.

Benefitting from recent refurbishments completed to a high specification, the beautifully presented internal living accommodation comprises:-

Hallway

13'1 x 4'11

With composite entrance door. Oak internal doors to the majority of rooms. Spot lighting. Access to loft via loft hatch. Radiator. Power points.

Kitchen

14'3 x 7'7

Fitted with a range of wall and base units with work surfaces over. Four ring induction hob with extractor hood and splashback over. Single bowl ceramic sink with mixer tap and drainer. Integral oven. Dual aspect uPVC windows. Part metro tiled walls. Power points. Vertical radiator. Spot lighting. Internal oak door to utility room. Opening to dining area.

Dining Room

8'7 x 9'3

With space for a dining room table. Power points. Tv aerial points. Spot lighting. uPVC French doors to rear garden.

Living Room

9'7 x 12'5

Radiator. Power points. Tv aerial point. Spot lighting. uPVC French doors leading to the conservatory.

Conservatory

7'9 x 9'3

With insulated roof. uPVC double glazed windows to all aspects with fitted blinds. Radiator. Power points. External uPVC door leading to the front of the property.

Utility Room

5'3 x 9'4

Fitted with a range of base units with work surfaces over. Single bowl stainless steel sink with drainer and tiled splashback. Dual aspect uPVC windows. Space for fridge freezer. Plumbing for washing machine. External uPVC door leading to rear garden. Storage cupboard housing 'Worcester' gas combi boiler and fitted shelving. Spot lighting.

Bedroom 1

10'6 x 11'11

Double bedroom with uPVC french doors with fitted blinds leading to rear garden. uPVC window to side aspect. Radiator. Power points. Tv aerial point. Internal door to en-suite shower room.

Ensuite Shower Room

6'0 x 3'2

Fitted with a three piece suite comprising of an electric shower cubicle with waterproof panelled marble effect walls, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part metro tiled walls. Extractor. Spot lighting.

Bedroom 2

9'6 x 12'3

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Impressive light fixture.

Bedroom 3/Sitting Room

8'0 x 14'4

Fitted with uPVC French doors leading to a raised decking area with impressive views. Consumer unit. Spot lighting. Power points. uPVC window to side aspect. Internal door to shower room.

Bathroom

5'11 x 7'0

Fitted with a three piece suite comprising of a panelled P bath with chrome waterfall mixer tap with electric shower over, a wash hand basin set over vanity unit with chrome water fall mixer tap. Part waterproof panelled marble effect walls. Large frosted windows to rear aspect. Extractor. Back lit mirror. Spot lighting. Radiator.

Shower Room

8'5 x 3'0

Fitted with a three piece suite comprising of an electric shower cubicle with waterproof panelled marble effect walls, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap and metro tiled splashback. Spot lighting. Extractor. uPVC frosted window to side aspect.

Gardens

The property features private gardens found to the rear of the property. The garden is predominantly laid to lawn and features a variety of plants and shrubs which add life and colour to the space. The property also benefits from a newly installed raised decking area to the front which provides extensive views overlooking Louth. Also found in the garden is a greenhouse and a small patio area.

Driveway

Spacious driveway providing off the road parking space for up to four vehicles.

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 C.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

Opening Hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

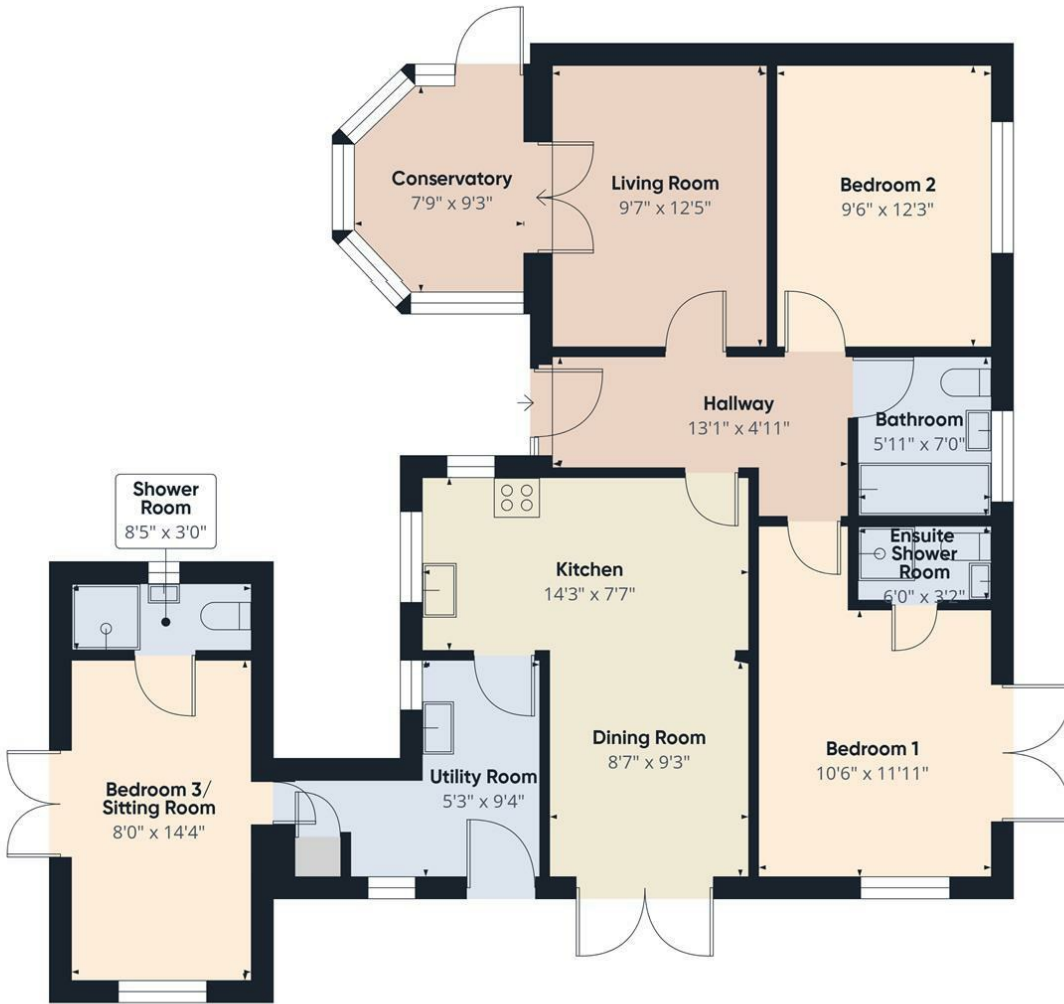
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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^m
1009 ft²

(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.

GIRAFFE360

Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate, passed the Church then take your third left onto Riverhead. Once on Riverhead Road take your third right onto Riverhead. Then take your second left and number 2 the Mount can be found at the bottom of the road on the right hand side.

