



CHOICE PROPERTIES

Estate Agents

34 Brackenborough Road,
Louth, LN11 0AE

Price £249,950



Choice Properties are delighted to bring to market this impressive four bedroom detached house situated on Brackenborough Road located in the sought after market town of Louth. The deceptively spacious residence features modern rooms and recent refurbishments making the property suitable for 21st century living. The contemporary interior is beautifully presented and features a living room, a kitchen, a dining area, a downstairs shower room, a family bathroom, a utility area, and four bedrooms. To the exterior, the property boasts a fully enclosed rear garden which is home to a decking and newly installed patio area, in addition to a generously sized gravelled driveway and multiple outbuildings. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating fired by a modern boiler and new uPVC windows throughout, the well presented and abundantly bright internal living accommodation comprises:-

Hallway

13'5 x 3'0

With recently installed composite entrance door. Laminate flooring. Consumer unit. Electric meter. Radiator. Staircase to first floor landing.

Living Room

12'6 x 12'4

With new multi fuel burner in feature fireplace with tiled hearth and surround. Walk in bay uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Kitchen

12'5 x 12'6

Fitted with wall and base units with hard wood work surfaces over. Four ring induction hob with feature extractor hood over. Integral oven. One and a half bowl 'Elleci' sink with mixer tap and drainer. Island with overhang providing breakfast bar area. Part tiled walls. Laminate flooring. Integral wine cooler. Integral dish washer. Space for fridge freezer. Spot lighting. Horizontal flat panel radiator. Large uPVC window to rear aspect. uPVC window to side aspect. Power with USB adaptability.

Dining Room

10'3 x 7'10

With new uPVC French door leading to garden. Vertical flat panel radiator. Power points. Large under stairs storage cupboard with power light and fitted shelving.

Utility

3'0 x 5'11

With tiled flooring. Spot lighting. Plumbing for washing machine. Space for dryer. Sliding door to bathroom. Power points. External stable door leading to garden.

Shower Room

4'8 x 5'8

Fitted with a corner shower cubicle with rainfall shower and traditional shower attachment, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush w.c. Tiled flooring. Part metro tiled walls. Power points. uPVC window to rear aspect.

Landing

12'3 x 5'7

Access to loft via loft hatch. Radiator. Internal door to the majority of first floor rooms.

Bedroom 1

12'3 x 9'2

Double bedroom with two fitted wardrobes. Radiator. Power points. uPVC window to rear aspect.

Bedroom 2

12'4 x 8'2

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

Bedroom 3

11'5 x 7'8

Double bedroom. Radiator. Power points. uPVC window to side aspect.

Bedroom 4

9'3 x 7'1

Double bedroom with uPVC window to front aspect. Vertical flat panel radiator. Power points. Storage cupboard with fitted shelving.

Bathroom

10'3 x 7'10

Fitted with a four piece suite comprising of freestanding ceramic bath, walk in shower with rainfall attachment over, low level w.c, and pedestal wash hand basin. Tiled floors. Fully tiled walls. Chrome heated towel rail. uPVC window to side aspect. Door to bedroom 3.

Garden

The property benefits from a fully enclosed rear garden with a mix of both fencing and brick walls to the perimeter. The garden is predominantly laid to lawn but does feature a patio space at the very rear creating a ideal place for BBQ's or entertaining guests as well as further benefiting from a decking area accessible from the dining area which provides a perfect outdoor seating spot. Part of the rear garden is also slated for ease of maintenance and from this area the majority of outbuildings can be reached. The rear garden can also be directly accessed from the driveway at the front of the property via a pair of double opening timber gates.

Outbuildings

The property benefits from a variety of outbuilding including a large timber built shed at the back of the garden which is fitted with power and lighting and a brick built outbuilding which houses the 2 year old gas combi boiler.

Driveway

Gravelled driveway providing off the road parking for two vehicles. There is also access to the rear garden via a pair of double opening timber gates.

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

By appointment through Choice Properties on 01507 860033.

Opening hours

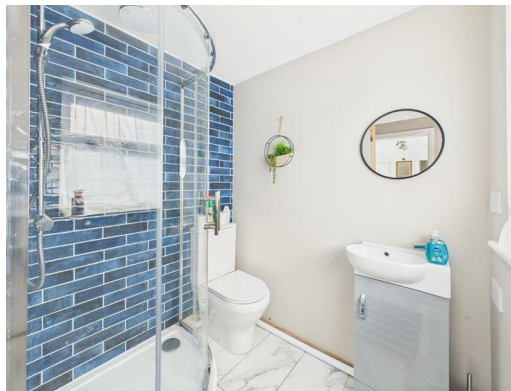
Mon-Fri 9.00 am - 5.00 pm.

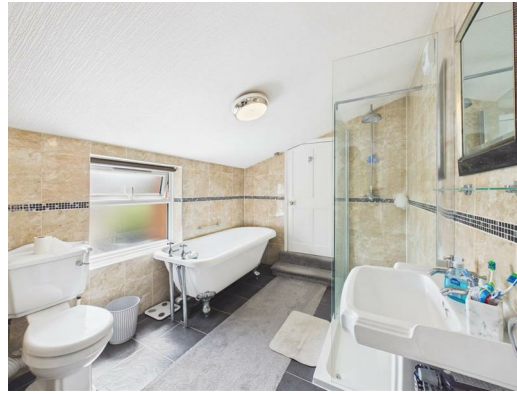
Saturday 9.00 am - 3.00 pm.

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.

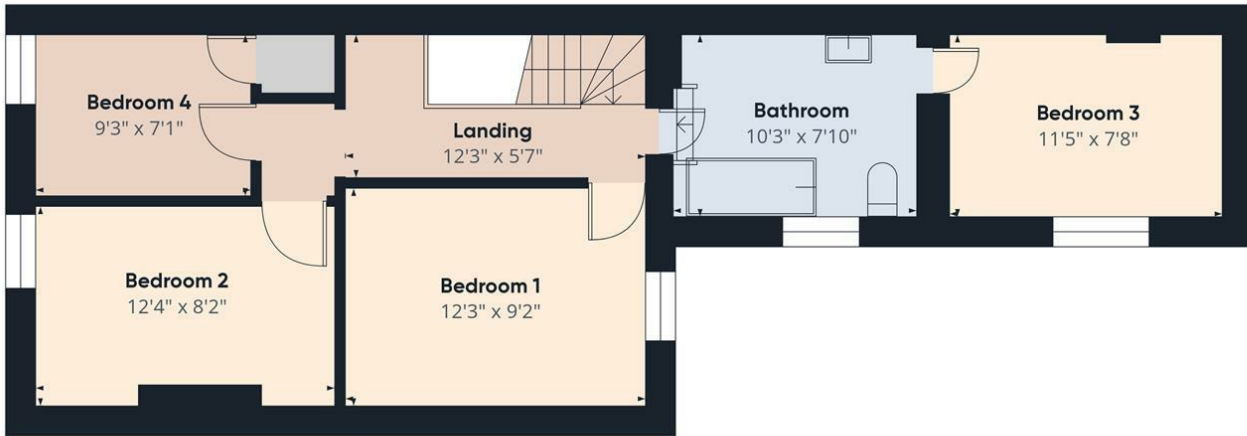








Floor 0



Floor 1

Approximate total area⁽¹⁾
1021.92 ft²

(1) Excluding balconies and terraces


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our Louth office head east onto Eastgate and continue until you reach the mini roundabout where you head straight on, then immediately after at the next mini roundabout head left onto Ramsgate. Continue until the next mini roundabout where you turn left onto Newbridge Hill. Continue until the next mini roundabout where you head right onto Keddington Road. Continue for 200m then turn left onto Brackenborough Road. No.34 can be found 150m along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	45
	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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC	