



CHOICE PROPERTIES

Estate Agents

27 Fulmar Drive,
Louth, LN11 0ST

Price £195,000



It is a pleasure for Choice Properties to offer for sale this spacious three bedroom semi-detached house, located close to Louth's town centre and the local amenities. Having been recently renovated by the current sellers, this well presented property benefits from a new kitchen and bathroom as well as new carpets throughout. Early viewing is certainly advised!

Benefitting from gas central heating via a brand-new boiler and uPVC double glazing throughout, this impressive accommodation comprises:

Entrance Hall

uPVC entrance door. Radiator.

Reception Room

Light and airy living room. Understairs storage cupboard. Radiator. Electric consumer unit.

Kitchen

Benefitting from a new fitted kitchen comprising a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated oven and four ring induction hob with extractor over, plumbing and space for a washing machine and dishwasher. Cupboard housing the wall mounted combination boiler. Space for large freestanding fridge/freezer. Part tiled walls. Ample space for a dining table. Double opening patio doors leading to the garden. Radiator.

Bedroom 1

Spacious double bedroom. Built in wardrobe. Radiator.

Bedroom 2

Double bedroom. Built in wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

Fitted with a new modern three piece suite comprising a panelled bath tub with mixer tap and shower attachment over, dual flush wc, and hand wash basin set in vanity unit. Part tiled walls. Towel radiator.

Driveway

Providing ample off road parking.

Garage

With up and over door to the front.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn for ease of maintenance.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm

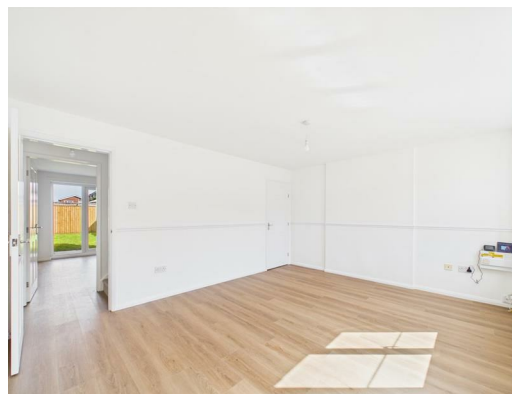
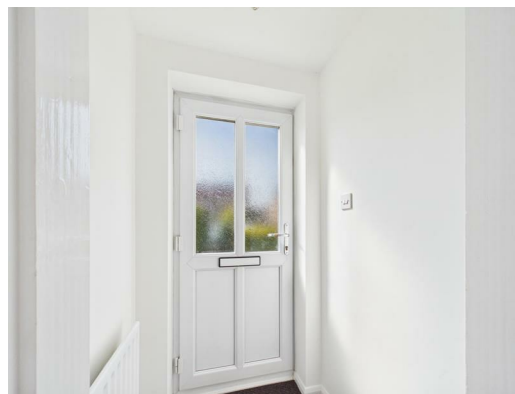
Saturday: 9am - 3pm

Making An Offer

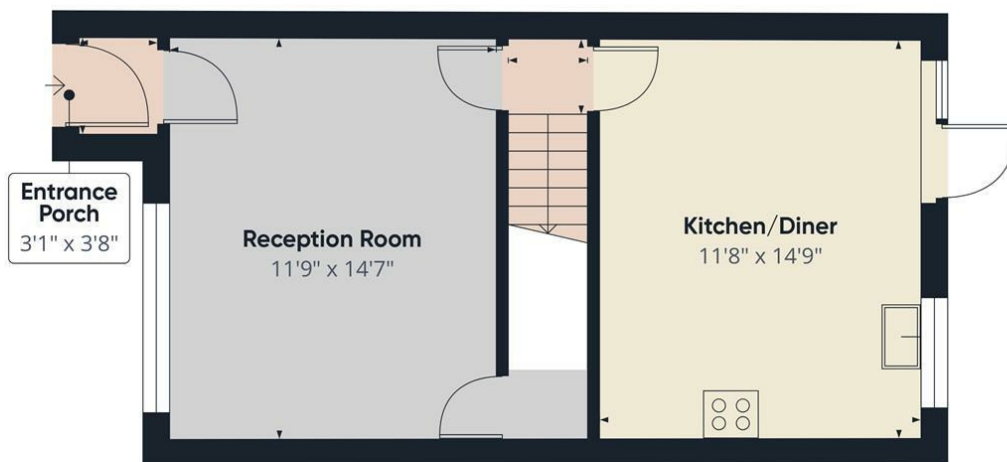
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

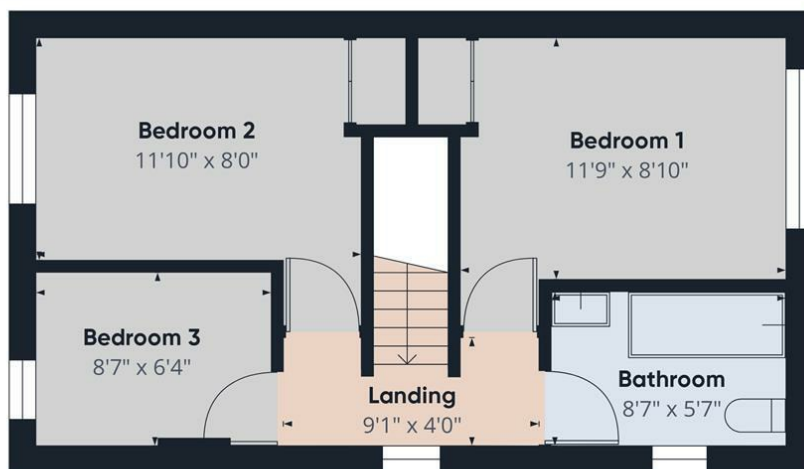
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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⁾
767 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

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 the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

