



CHOICE PROPERTIES

Estate Agents

9 The Riverbank,
Louth, LN11 7DT

Price £450,000



It is a pleasure for Choice Properties to offer for sale this most spacious and well presented detached modern house, occupying a pleasant position in a sought after location, just moments away from the local amenities in the thriving market town of Louth. Boasting five bedrooms (two en-suites), ample living space, garage and off road parking, early viewing is certainly advised! **NO ONWARD CHAIN!**

Benefitting from uPVC double glazing and gas central heating, this spacious internal accommodation comprises:

Entrance Hall

Composite front entrance door. Telephone point. Wall mounted thermostat controls. Radiator. Staircase to the first floor landing.

Open Plan Kitchen Diner

Fitted with a high specification kitchen and centre island, consisting of grey wall and base units with work surface over. Integrated full standing fridge/freezer and integrated dishwasher. Opening bifold doors leading out on to the large sunny patio. Radiator. Power Points. TV Aerial Point. Spot Lighting. Door leading into :

Utility

Base units with work surface over. Space for washing machine. Storage cupboard. Radiator. Power Points. Door leading to side of property. Door leading to.

W.C

Wash hand basin and W.C. Radiator.

Living Room

Light and airy reception room benefitting from double front aspect windows. Log burning stove set in brick feature surround. Radiators. Two TV aerial points.

Office/Study

Radiator. Power Points. Large window.

Landing

Loft access. Airing cupboard housing the hot water cylinder. Doors to:

Bedroom 1

Spacious double bedroom. Radiator. Built in wardrobes.

En Suite

Fitted with a three piece modern suite comprising a walk in shower enclosure with sliding door and mains fed shower, dual flush W.C set into vanity unit. Spot lighting. Heated towel rail. Large aspect window.

Bedroom 2

Spacious double bedroom. Radiator.

En Suite

Fitted with a three piece modern suite comprising a walk in shower enclosure with sliding door and mains fed shower, dual flush W.C and hand wash basin set into vanity unit. Spot lighting. Heated towel rail.

Bedroom 3

Spacious double bedroom. Radiator.

Bedroom 4

Spacious double bedroom. Radiator.

Bedroom 5

Spacious double bedroom. Radiator. Dual window aspect,

Bathroom

Fitted with a four piece white bathroom suite comprising a bath tub with mixer taps and shower attachment, hand wash basin, W.C and walk in shower. Tiled floors and part tiled walls. Heated towel rail. Spot lighting.

Garden

To the rear of the property is a privately enclosed garden with hedging to the rear. The garden is laid mostly to lawn for ease of maintenance and further benefits from an attractive paved patio area. Rear gate leading to walk way.

Garage

Wall mounted electric consumer unit. Electric door.

Driveway

Providing ample off road parking for multiple vehicles.

Access

Private road access.

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 E.

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⁾

2351 ft²

Reduced headroom

49 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.

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Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout continue forward to Eastfield Road. Take a left onto The River Bank private road. 9, The Riverbank can be found straight on and on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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		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	

