CHOICE PROPERTIES
Estate Agents

8 Beck Way, Louth, LN11 8XH

Reduced To £350,000

Choice Properties are delighted to bring to market this stunning three bedroom detached bungalow located on Beck Way situated in the thriving market town of Louth. The property features large windows and generously sized rooms which creates a light and airy interior space which features a kitchen, living room, dining room, sun room, family bathroom, separate wc, utility room, and three bedrooms. To the exterior, the property benefits from a integral garage, beautifully manicured gardens, and driveway space for several vehicles. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the additional benefit of gas fired central heating and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

Hallway
13'1 x 15'7 (to furthest measurement)
With uPVC entrance door. Internal doors to all rooms. Access to partially boarded loft via loft hatch with pull down loft ladder. Airing cupboard housing the hot water tank. Radiator. Power points. Telephone point.

Kitchen
11'2 x 10'11
Fitted with wall and base units with work surfaces over. Space for breakfast table. Space for a four ring range cooker with tiled splashback and extractor hood over. Single bowl stainless steel sink with stainless steel mixer tap and drainer. Integral 'Bosch' dishwasher. Integral under counter fridge and freezer. Thermostat. Spot lighting. Part tiled walls. Radiator. Power points. Door to sun room.

Sun Room
9'9 x 12'6
With uPVC windows to all aspects. Large feature skylight found in the centre of the room. Power points. Electric heater. uPVC French doors leading to garden. Spot lighting. Tv aerial point. Fitted storage cupboard.

Living Room
15'6 x 15'7
Spacious living room with one bow uPVC window and one traditional uPVC window to front aspect. Multi-fuel burner set in fireplace with tiled hearth. Two radiators. Power points. Tv aerial point. Opening to dining room.

Dining Room
11'2 x 8'10
With space for a dining room table. Radiator. Power points. uPVC sliding doors to garden. Serving hatch to kitchen.

Bedroom 1
11'2 x 12'10
Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bedroom 2
11'3 x 12'10
Double bedroom with large bow uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 3
7'9 x 10'10
Smaller double bedroom with uPVC window to front aspect. Radiator. Power points.

Bathroom
10'0 x 6'11
Fitted with a four piece suite comprising of a panelled bath with chrome mixer tap and shower attachment over, a corner shower cubicle with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback. Part tiled walls. Electric shaver points. Radiator. Extractor. Frosted uPVC window to rear aspect.

WC
5'10 x 2'11
Fitted with a low level wc and a wall mounted wash hand basin with single taps and tiled splashback. Frosted uPVC window to rear aspect.

Utility Room
7'0 x 9'9
Fitted with a range of wall and base units with work surfaces over. Space for an under counter fridge and freezer. Plumbing for washing machine. 'Worcester' gas fired boiler. Power points. Window to rear aspect. uPVC door leading to garden. Internal bi-fold door to garage.

Garage
15'6 x 10'2
Single internal brick built garage fitted with power and lighting and an electric up and over door. Consumer unit. Space for dryer.

Garden
The property benefits from a beautifully maintained garden to both the front and the rear of the property. The front garden is laid to lawn and features a variety of mature plants, trees, and shrubs which flood the garden with an abundance of life and colour. The rear garden is also predominantly laid to lawn and it is fully enclosed with fencing to the perimeter. The rear garden also benefits from a plethora of colourful plants and trees. The garden further benefits from paved patio area ideal for outdoor seating and features both a summerhouse and greenhouse. The rear garden can be directly accessed from the front garden and driveway via pedestrian access gates found either side of the property.

Driveway
Part paved part gravelled driveway providing off the road parking space for several 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

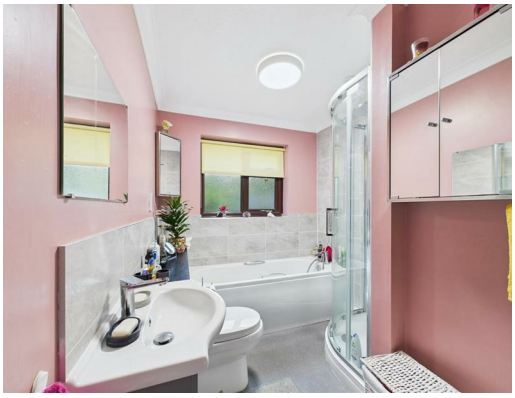
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D. Amount Payable 2025/26 - £2175.36.

Viewing Arrangements
By appointment through Choice Properties on 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.

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.



Approximate total area[1]

1415 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.

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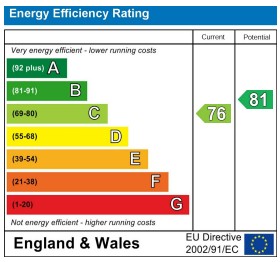
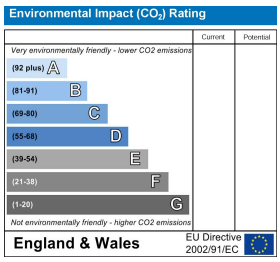
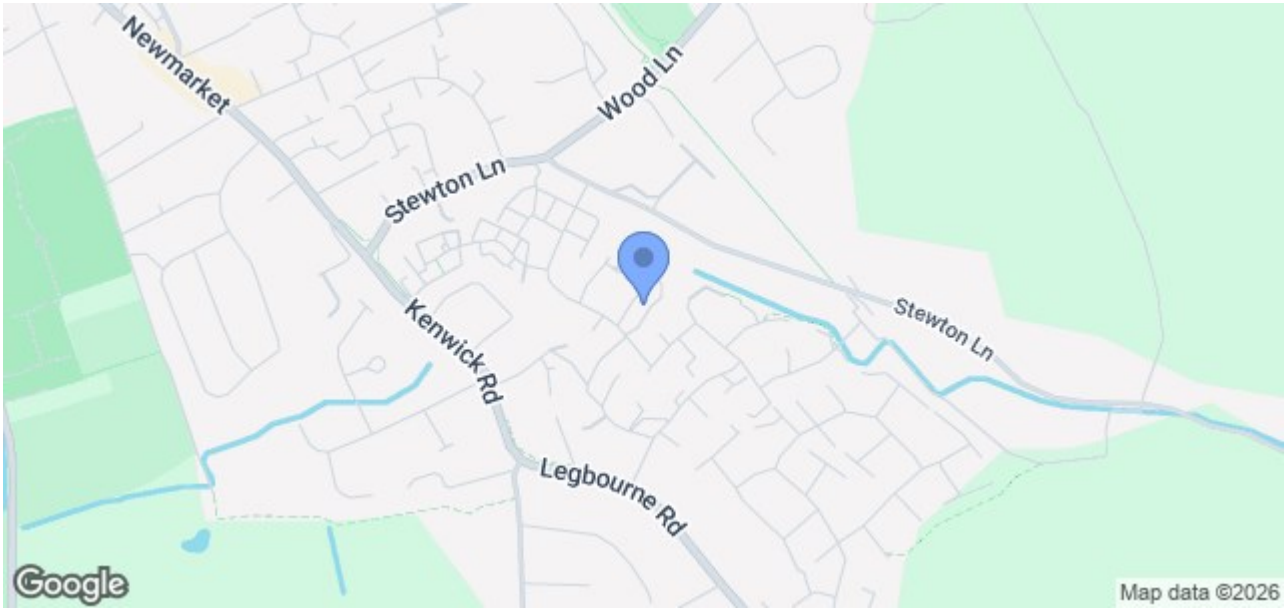
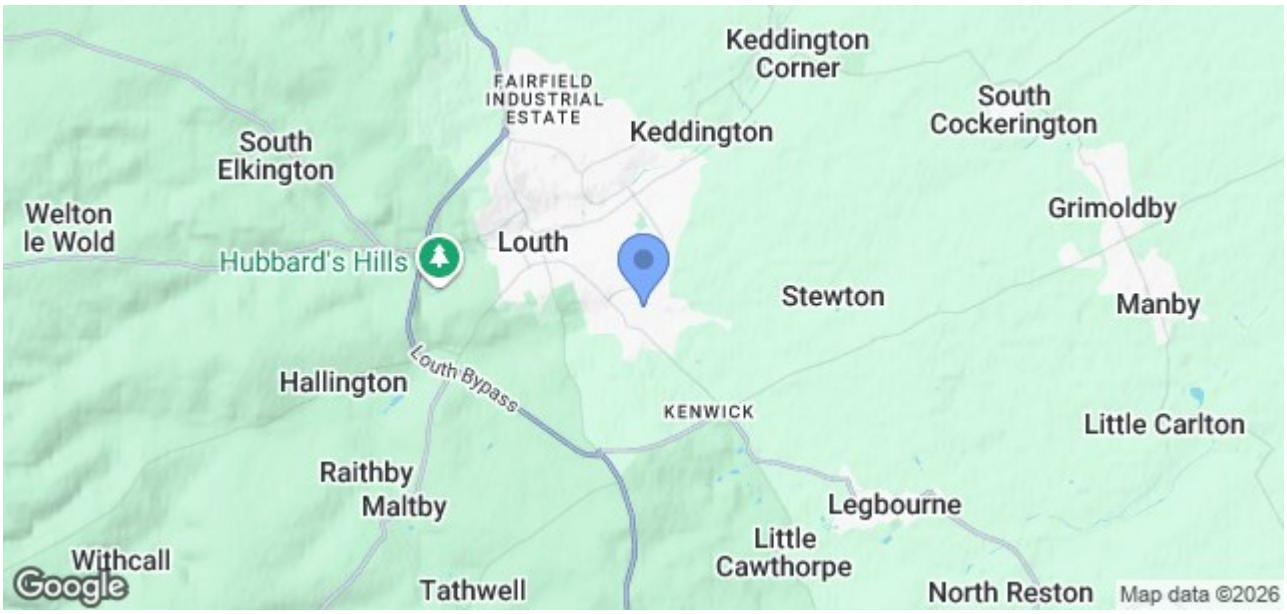
Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round to the left and then take your first left onto Graye Drive. Then turn right on to Pasture Drive and take you first right onto Beck Way. The property can be found on your right hand side.