CHOICE PROPERTIES

Estate Agents

# Meadowvale, 2 Kenwick Pastures, Louth, LN11 8EE

## Price £365,000



Choice Properties are delighted to bring to market this generously sized five bedroom detached dormer bungalow located on Kenwick Pastures situated in a sought after position in the thriving market town of Louth. The residence benefits from spacious rooms and large windows which create a bright and airy interior which features five double bedrooms (one ensuite), two capacious reception rooms, a contemporary kitchen, a utility room, and a family bathroom. To the exterior, the property boasts an integral garage, wrap around gardens, and a driveway. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned and abundantly bright internal living accommodation comprises:-

**Hallway**
21'10 x 9'6
Spacious and open hallway with composite entrance door. Staircase leading to first floor landing. Storage recess under stairs. Internal doors to the majority of rooms. Two radiators. Power points. Telephone points. Thermostat.

**Kitchen**
14'7 x 9'11
Fitted with a range of soft closing wall and base units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Four ring 'Hotpoint' hob with splashback and extractor hood over. Integral 'Hotpoint' oven. Space for fridge freezer. Part metro tiling to walls. Large uPVC window to rear aspect with extensive views. Radiator. Power points. Internal door to utility room. Internal door to dining area.

**Dining Room**
14'8 x 11'5
With space for a large dining room table. uPVC sliding doors to rear garden. Radiator. Power points. Double opening doors to living room.

**Living Room**
14'9 15'10
With large dual aspect uPVC windows. Radiator. Electric fireplace. Power points. Tv aerial points.

**Utility Room**
6'8 x 9'5
Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with drainer and single taps. Plumbing for washing machine. Part tiled walls. External uPVC door to rear garden. Integral door to garage.

**Bedroom 1**
11'1 x 10'1
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone point. Internal door to en-suite shower room.

**Ensuite Shower Room**
3'0 x 7'8
Fitted with a three piece suite comprising of a waterproof panelled shower cubicle with bifold shower doors, a back to wall wc, and a wash hand basin set over vanity unit with splashback and chrome mixer tap. Chrome heated towel rail. Frosted uPVC window to side aspect.

**Landing**
36'3 x 11'10 (to furthest measurement)
Internal doors to all first floor rooms. Large airing cupboard housing the hot water tank. Spacious built in storage cupboard. Under eaves storage. Radiator. Power points.

**Bedroom 2**
13'0 x 17'11
Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points.

**Bedroom 3**
14'9 x 10'7
Double bedroom with built in storage cupboard used as a fitted wardrobe. uPVC window to rear aspect with extensive views. Radiator. Power points.

**Bedroom 4**
14'1 x 10'10
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Two under eaves storage cupboards. Access to loft via loft hatch.

## Bedroom 5
10'2 x 10'0
Double bedroom with large uPVC window to rear aspect with extensive views. Built in storage cupboard used as a fitted wardrobe. Radiator. Power points.

## Bathroom
6'5 x 10'6
Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap and a shower attachment over, a push flush wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Frosted window to side aspect.

## Garage
19'3 x 23'5
Double integral garage fitted with power and lighting and an electric roller garage door. Fitted with wall and base units. 'Ideal' gas boiler. Consumer unit. uPVC window to rear aspect.

## Gardens
The property features a wrap around laid to lawn garden found around the entirety of the property. The garden is enclosed with a mix of fencing, hedges, and walls to the perimeter. The space is brightened up by a mix of plants and shrubs which add life and colour to the garden space. The garden also features a shed providing outdoor storage space in addition to an outdoor water tap. The garden also boasts extensive countryside views overlooking a nearby field to the rear.

## Driveway
Paved driveway providing off the road parking space for two 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.

## Viewing Arrangements
Viewing by Appointment through Choice Properties, Louth. Tel 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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.





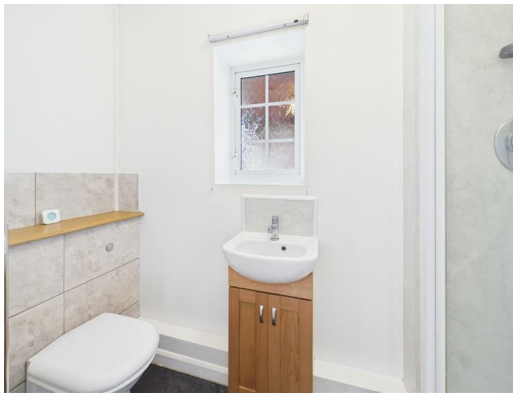
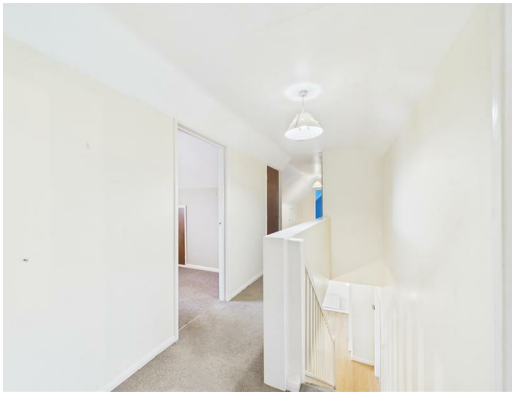

































Floor 0




Floor 1

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**Approximate total area**(1)

2324 ft²

**Reduced headroom**

52 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

From St James's Church head South along Upgate and turn left once you hit the crossroads at the traffic lights onto Newmarket. Continue on this road for 1.25 km and then turn right onto Kenwick Road and then turn immediately right onto a side road call Kenwick Pastures and you will find the property a short way along on your left hand side.

