



CHOICE PROPERTIES

Estate Agents

47 Keddington Road,
Louth, LN11 0BA

Reduced To £209,950



It is a pleasure for Choice Properties to bring to market this delightful three bedroom semi detached house situated on Keddington Road located in the thriving market town of Louth. The property benefits from large double glazed windows and being generously sized which creates a light and airy interior which features a living room, kitchen, dining room, family bathroom, and three bedrooms. To the exterior, the property boasts a fully enclosed garden to both the front and rear, a detached single garage, and a large driveway. With No Onward Chain, Early Viewing Is Highly Advised.

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

Hallway

6'10 x 13'0

With uPVC entrance door. Understairs storage cupboard housing meters. Staircase leading to first floor landing with stair lift. Radiator. Power points. Telephone point. Thermostat. uPVC window to side aspect. Internal doors to kitchen and living room.

Living Room

12'1 x 14'11

Spacious living room fitted with an gas fireplace with tiled hearth and stone surround. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Double opening internal doors to dining room.

Kitchen

10'10 x 9'3

Fitted with a range of wall and base units with work surfaces over. Space for four ring range cooker with fitted extractor hood over. Single bowl sink with drainer and mixer tap. Plumbing for washing machine. Space for under counter fridge freezer. Part tiled walls. 'Worcester' gas boiler. External uPVC door leading to driveway. uPVC window to rear aspect. Sliding door to dining room.

Dining Room

8'5 x 9'3

Fitted with sliding uPVC door to garden. Space for dining room table. Radiator. Power points.

Landing

6'10 x 8'11

Internal doors to all first floor rooms. Access to loft via loft hatch. Airing cupboard housing the hot water tank. uPVC window to side aspect.

Bedroom 1

11'3 x 11'11

Double bedroom with large uPVC window to front aspect. Built in storage cupboard. Radiator. Power points. Tv aerial point. Fitted storage.

Bedroom 2

10'0 x 12'5

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Telephone point. Tv aerial point.

Bedroom 3

7'11 x 8'4

Single bedroom with uPVC window to front aspect. Fitted storage cupboard used as wardrobe space. Power points. Radiator. Telephone point.

Bathroom

9'2 x 6'7

Modern bathroom fitted with a three piece suite comprising of a large walk-in waterproof panelled electric shower, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Heated towel rail. Wall mounted storage unit. Frosted window to rear aspect. Tiled walls. Extractor.

Garage

9'5 x 19'5

Single detached brick built garage fitted with power and lighting and an up and over garage door. Dual aspect windows.

Garden

The property benefits from fully enclosed gardens to both the front and rear of the property. The front garden is a reasonable sized laid to lawn garden with fencing to the perimeter. The rear garden is also predominantly laid to lawn but does feature a paved patio area providing an ideal spot for outdoor seating. The rear garden is private with a mix of hedges and fencing to the perimeter which provides a peaceful garden environment.

Driveway

Paved driveway providing off the road parking space for multiple 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 B.

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.

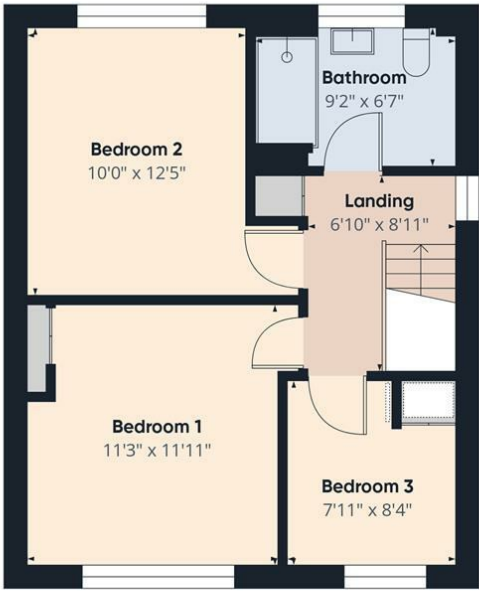
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

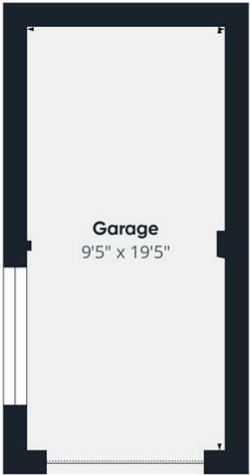




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1083 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 Louth office 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. Head straight across at the crossroad and you will find the property a short way along on your left hand side.

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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	56		(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

