



# CHOICE PROPERTIES

*Estate Agents*

1 Eyre Crescent,  
Louth, LN11 0RP

50% Shared Ownership £137,500



It is a pleasure for Choice Properties to offer the rare opportunity to own 50% of this stunning four bedroom (one ensuite) detached house situated in a Cul-De-Sac position on Eyre Crescent located in the thriving market town of Louth. The contemporary residence features all the mod cons you would expect and further benefits from capacious rooms and large windows which create a bright and airy living space. The well presented interior of the property is comprised of a living room, kitchen, utility room, downstairs wc, four bedrooms, and a family bathroom. To the exterior, the property boasts an easy to maintain garden, a detached brick built garage, and a driveway with space for up to three vehicles. Early Viewing Is Highly Advised.

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

### **Hallway**

15'5 x 3'2

With a composite entrance door. Internal doors to the majority of ground floor rooms. Staircase leading to first floor landing with the added benefit of a stairlift with 1 year warranty left. Consumer unit. uPVC window to side aspect. Radiator. Power points.

### **Living Room**

15'5 x 10'11

With dual aspect uPVC windows. Radiator. Power points. Tv aerial points. Thermostat.

### **Kitchen**

13'3 x 17'9

Fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with extractor hood and stainless steel splashback over. Integral fridge freezer. Integral dishwasher. Integral oven. Space for dining room table. Power points. Radiator. uPVC window to rear aspect. uPVC French doors leading to rear garden. Extractor.

### **Utility Room**

5'2 x 5'6

Fitted with wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. 'Ideal' gas combi boiler in box unit. Radiator. Power points. External uPVC door leading to garden. Extractor.

### **Downstairs WC**

5'8 x 2'11

Fitted with a push flush wc and a pedestal wash hand basin with chrome mixed tap and splashback. Radiator. Frosted window to side aspect. Radiator. Herringbone flooring. Spot lighting.

### **Landing**

13'4 x 2'11

Internal doors to all first floor rooms. Radiator. Power points. uPVC window to side aspect. Access to loft via loft hatch.

### **Bedroom 1**

12'2 x 8'8

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

### **Ensuite Shower Room**

3'9 x 8'7

Fitted with a three piece suite comprised of a fully tiled shower cubicle, a pedestal wash hand basin with chrome mixer tap and splashback, and a push flush wc. Electric shaver point. Chrome heated towel rail. Frosted uPVC window to side aspect. Herringbone flooring. Extractor.

### **Bedroom 2**

12'4 x 8'7

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

### **Bedroom 3**

7'2 x 8'9

Bedroom with uPVC window to rear aspect. Radiator. power points.

### **Bedroom 4**

7'11 x 8'9

Bedroom with uPVC window to front aspect. Radiator. Power points.

## **Bathroom**

6'6 x 5'6

Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap, a pedestal wash hand basin with chrome mixer tap and splashback, and a push flush wc. Electric shaver point. Chrome heated towel rail. Frosted uPVC window to side aspect. Herringbone flooring. Extractor.

## **Garage**

19'10 x 9'11

Fitted with power and lighting. Up and over garage door. Pedestrian access door to side.

## **Gardens**

To the rear of the property is a fully enclosed garden space with fencing to the perimeter. The garden space is primarily gravelled for ease of maintenance but does feature a paved footpath which connects the garage to the main residence. The rear garden is lined with various plants which add life and colour to the garden space. The rear can also be accessed directly via a side access gate which leads to the driveway. The property further benefits from a small area of laid to lawn garden to the front and side of the property. Also found in the garden space is outdoor power and an outdoor water tap.

## **Driveway**

Part gravel, part paved driveway with space for up to three vehicles.

## **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](http://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**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

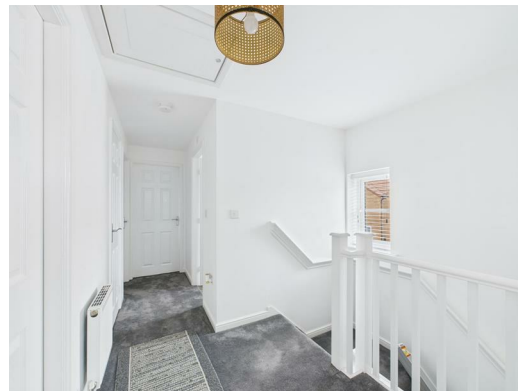
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **Making An Offer**

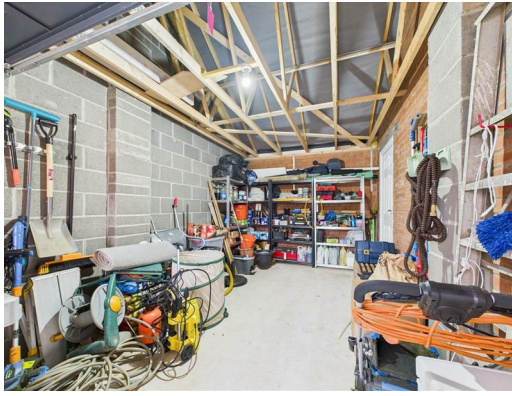
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

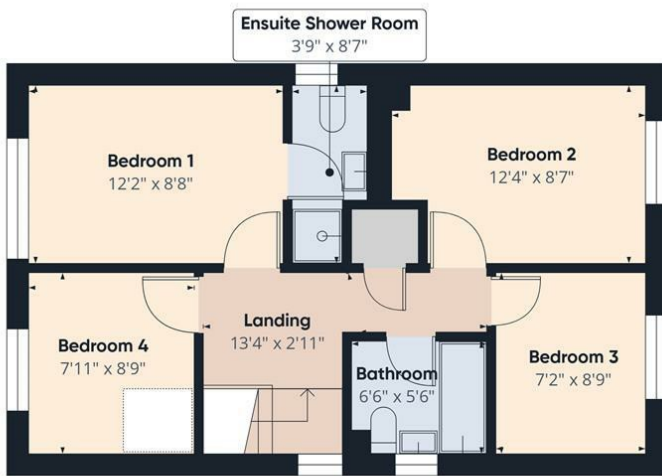








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1166 ft<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

(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 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. Then turn left onto Brackenborough Road. Continue for 750m then turn right onto Tuxworth Way and then bear right. Take your second right onto Eyre Crescent and the property can be found immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

