



CHOICE PROPERTIES

Estate Agents

25 Graye Drive,
Louth, LN11 8YJ

Price £187,500



Choice Properties are delighted to bring to market this three bedroom end of terrace house situated on Graye Drive located in the thriving market town of Louth. The well proportioned interior features a spacious kitchen, a large living room, three bedrooms, a shower room, and a downstairs WC. To the exterior, the property boasts a fully enclosed garden to the rear and two allocated parking spaces to the front. Early Viewing Is Highly Advised.

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

Hallway

7'7 x 3'3

With composite entrance door. Staircase leading to first floor landing. Internal doors to living room and downstairs wc. Radiator. Thermostat. Console for security alarm system.

Living Room

13'5 x 14'9

Spacious living room with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Telephone points. Internal door to kitchen. Storage recess under stairs.

Kitchen

9'2 x 14'7

Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with tiled splash back and pull out extractor hood over. Integral oven. One and a half bowl sink with mixer tap and drainer. Plumbing for washing machine. Space for dish washer. Space for fridge freezer. Space for dining room table. Part tiled walls. Radiator. Power points. uPVC window to rear aspect. uPVC French doors leading to the rear garden.

Downstairs WC

4'7 x 2'10

Fitted with a low level flush wc and a pedestal wash hand basin with single taps and tiled splashback. Radiator. Consumer unit. Frosted uPVC window to front aspect.

Landing

8'3 x 5'8

Internal doors to all first floor rooms. Access to loft (which houses the gas combi boiler) via loft hatch. Large built in storage cupboard. Power points.

Bedroom 1

12'0 x 8'7

Double bedroom with a plethora of fitted wardrobe space. Radiator. Power points. uPVC window to front aspect. Tv aerial point.

Bedroom 2

10'1 x 8'5

Double bedroom with a plethora of fitted wardrobe space. Radiator. Power points. uPVC window to front aspect. Tv aerial point. Spot lighting.

Bedroom 3

7'11 x 5'10

With uPVC window to front aspect. Radiator. Power points. Tv aerial point. Large built-in over stairs storage cupboard.

Shower Room

6'1 x 5'9

Fitted with a three piece suite comprising of a fully tiled shower cubicle with sliding shower door, a push flush wc, and a pedestal wash hand basin with chrome mixer tap and tiled splashback. Frosted uPVC window to rear aspect. Spot lighting. Extractor. Electric shaver points. Radiator.

Gardens

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The garden space is partially decked and partially laid to lawn and features a small patio area at the far end ideal for outdoor seating. Found adjacent to the patio is a timber built garden shed providing outdoor storage space. There is a paved footpath connecting the decking area to the patio. A pedestrian access gate can be found to the side and provides direct access from the front of the property to the rear garden.

Parking

The property benefits from two allocated parking spaces found opposite the property.

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

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

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.

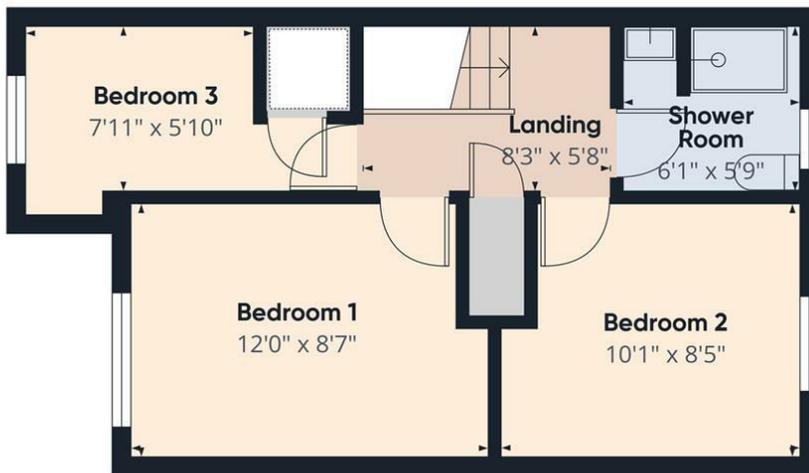
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁾

675 ft²

Reduced headroom

8 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.

GIRAFFE360

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. No. 25 can then be found on your right hand side.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

