CHOICE PROPERTIES

Estate Agents

44 Albatross Way, Louth, LN11 0ZF

Reduced To £159,000



Choice Properties are delighted to bring to market this impressive two bedroom detached coach house situated on Albatross Way located in the sought after market town of Louth. The well presented property features generously proportioned rooms including an open plan kitchen/living space, two double bedrooms, a family bathroom, and an integral garage with an attached lobby room. To the exterior, the property benefits from an allocated parking space for a vehicle. Early Viewing Is Highly Advised.

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

Entrance Hallway
4'8 x 3'11
With composite entrance door. Staircase leading to first floor landing. Power points.

Landing
3'4 x 14'1
Internal doors to all rooms. Built in storage cupboard. Thermostat. Radiator. Power points. uPVC double glazed window to rear aspect.

Kitchen/Living Room
17'6 x 12'5
Fitted with a range of stylish wall and base units with complimentary work surfaces over. One and a half bowl stainless steel sink unit drainer and stainless steel mixer tap. Twin integral oven. Four ring gas hob with pull out extractor hood over. Integral fridge/freezer. Plumbing for a dishwasher. Dual aspect uPVC double glazed windows. Part tiled walls. Inset spot lights to the ceiling. Two radiators. Power points. Tv aerial point.

Bedroom 1
10'7 x 9'11
Double bedroom with uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 2
13'8 x 6'3
With uPVC window to front aspect. Access to the loft via loft hatch. Radiator. Power points.

Bathroom
6'6 x 5'6
Fitted with a three piece suite comprising of panelled bath with single taps and fully tiled traditional shower over, a push flush wc, and a pedestal wash hand basin with chrome mixer tap and tiled splashback. Fully tiled walls. Spot lighting. Electric shaver point. Radiator. uPVC double glazed frosted window to rear aspect.

Lobby Room
11'11 x 3'2
Composite external door. Power points. Tumble dryer. Hardwood integral door to garage.

Garage
17'7 x 9'3
Large brick built single garage fitted with power and lighting plus water tap. Up and over garage door. Window to rear aspect. 'Ideal' gas combination boiler. Consumer unit.

Parking
Paved driveway providing off road parking with allocated space for one vehicle.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements
Viewing by appointment through Choice Properties Louth on .

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.













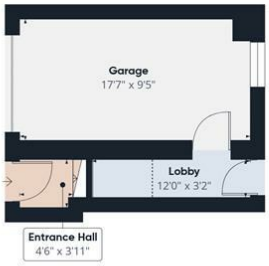

Floor 0





Floor 1

Approximate total area(1)

761 ft²

Reduced headroom

14 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

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 take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then turn Left onto Albatross Way. The property can be found 150m along on your right hand side.

