CHOICE PROPERTIES
Estate Agents

14 Dales Way, Louth, LN11 0AF

Reduced To £60,000

Choice Properties is happy to offer this well-presented three-bedroom property, located in the popular market town of Louth, Lincolnshire. Available with a 30% shared ownership option, the property also offers the opportunity to staircase and purchase up to 100% ownership, providing flexibility for a range of buyers. Benefiting from an air source heat pump, modern accommodation throughout, and a well-maintained rear garden, this is an excellent opportunity to secure a home in a desirable location close to local amenities, schools, and transport links.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering well-planned accommodation throughout and benefiting from an energy-efficient air source heat pump, this attractive property comprises:-

Entrance Hallway
5'0" x 11'8"
You enter the property through a uPVC entrance door into the entrance hall, which is finished with laminate flooring and neutral décor. The hall benefits from a radiator, houses the consumer unit, and provides access to the main accommodation.

W.C
4'6" x 5'11"
The ground floor w.c. comprises a hand wash basin and w.c. The room benefits from laminate flooring, a radiator, and a frosted window providing natural light and privacy.

Kitchen
7'9" x 11'9"
The kitchen is fitted with a range of wall and base units, providing ample cupboard and worktop space. It benefits from an integrated cooker, hob, and extractor fan, with space for a washing machine and fridge freezer. The room also features a window and radiator.

Reception Room
16'8" x 14'0"
The living room is well proportioned and finished with grey carpeting and white walls. It features an electric fireplace, a radiator, a window, and a uPVC door opening onto the rear garden. The room also benefits from a large under-stairs storage cupboard and offers ample space for both a comfortable seating area and a small dining table.

Landing
3'7" x 10'11"
The landing is finished with beige carpeting and neutral décor, providing access to all bedrooms and the family bathroom. There is also a useful linen cupboard here.

Bedroom 1
8'10" x 13'6"
Bedroom One is neutrally decorated with grey carpeting and benefits from a window and radiator. The room offers ample space for a double bed and additional furniture. Access tot eh loft, via loft hatch, is from here.

Bedroom 2
8'9" x 12'1"
Bedroom Two is also neutrally decorated with grey carpeting and features a window and radiator. The room provides space for a range of bedroom furniture.

Bedroom 3
7'8" x 9'6"
Bedroom Three is a good-sized single bedroom, neutrally decorated and benefiting from a window and radiator.

Bathroom
7'4" x 5'11"
The bathroom comprises a three-piece suite featuring a shower over bath, hand wash basin, and w.c. It benefits from a frosted window, radiator, and tiled walls surrounding the bath and shower area.

Gardens
he rear garden is a nicely sized outdoor space with boundaries defined by fencing. It is mainly laid to lawn and features a small patio area directly outside the rear of the property, a decking area positioned in the corner, and a useful shed. The garden also houses the air source heat pump and benefits from gated access leading to the driveway.

Driveway
Ample parking for multiple vehicles.

Tenure
Leasehold. 84 Years Remaining. Ground Rent - £389.86pcm. Service Charge - £45.65pcm

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

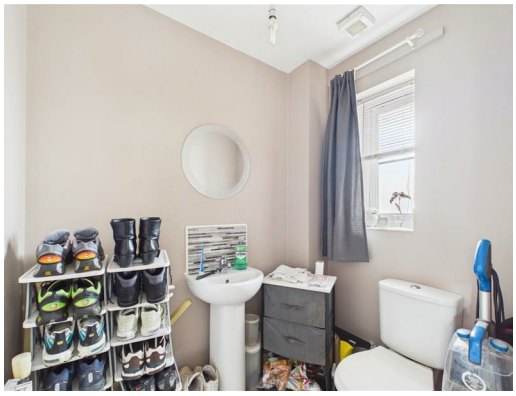
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B

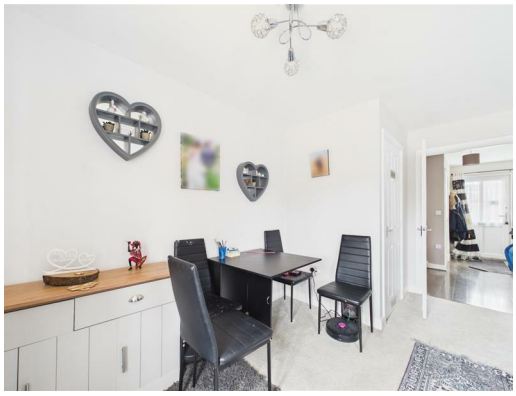
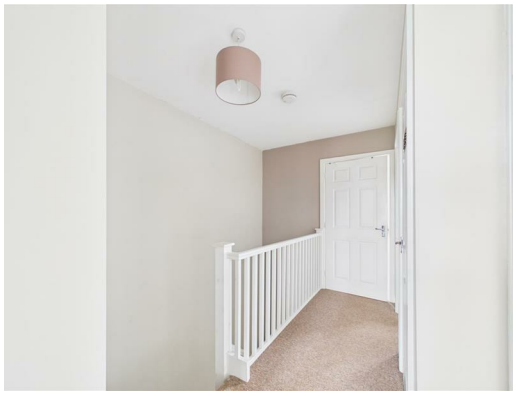
Viewing Arrangements
Viewing by Appointment through Choice Properties, Louth. Tel 01507 860033

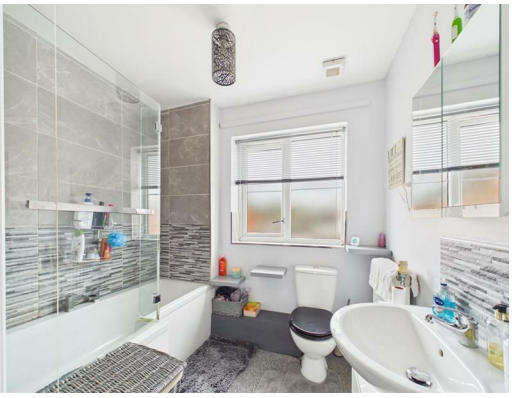
Opening Hours
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 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.

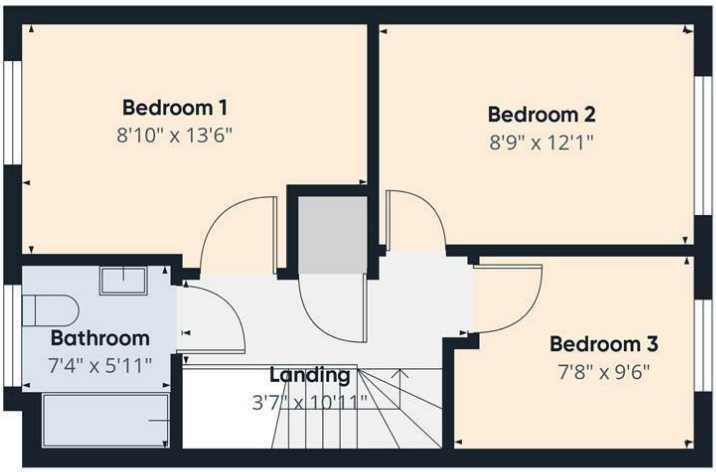
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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

805 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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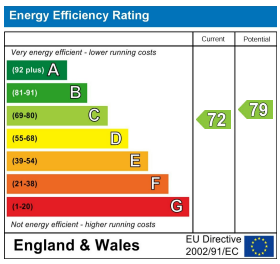
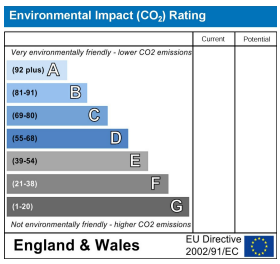
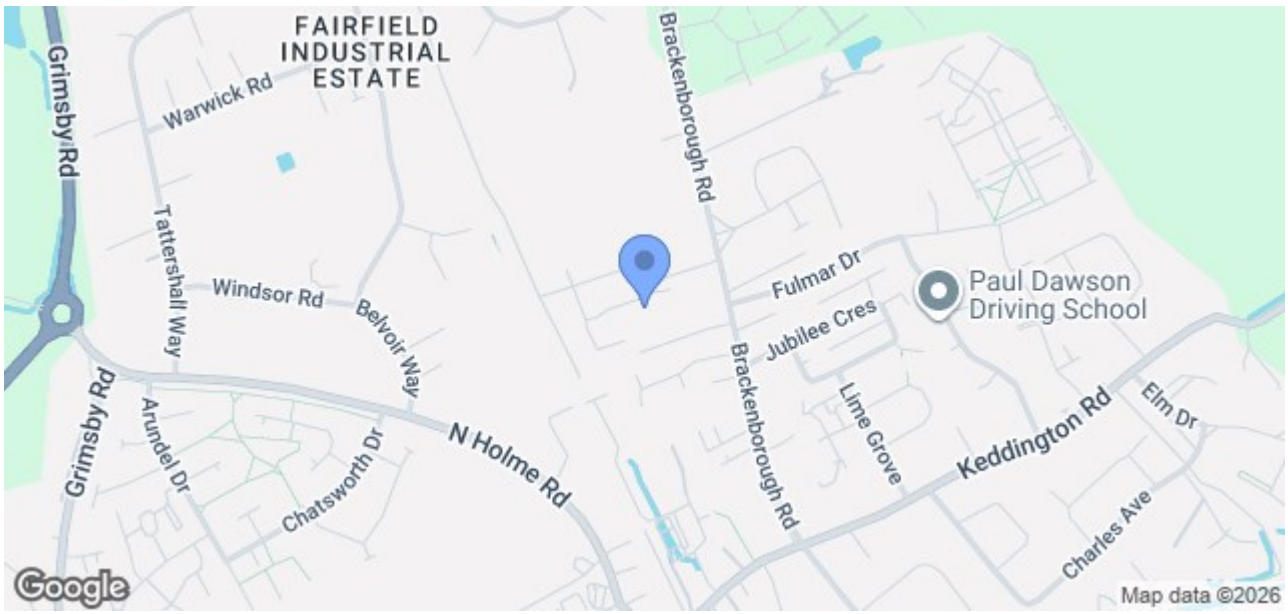
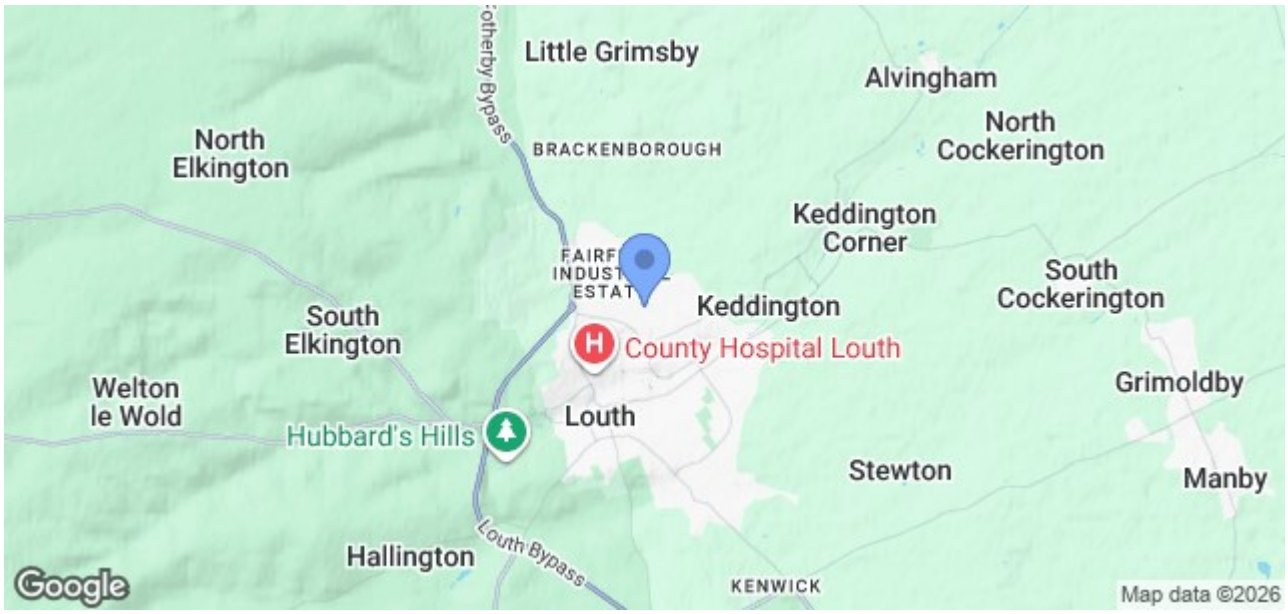
Directions

Please use the postcode LN11 0AF, the property will be on your left.