



# CHOICE PROPERTIES

*Estate Agents*

21 Harrier Road,  
Louth, LN11 0ZL

Price £309,999



Choice Properties are delighted to present this spacious and well-presented family home, offering versatile accommodation throughout. The property benefits from four bedrooms, generous living spaces, a modern kitchen with utility area, and enclosed rear garden with garage and driveway parking. Located in Louth, Lincolnshire, the home is close to a wide range of local amenities, schools, and transport links.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully presented accommodation comprises:-

### **Entrance**

9'10" x 6'5"

You enter the property into the entrance hallway, which is neutrally decorated with white walls and grey carpets. From here, there is access to the WC and staircase, along with a useful storage cupboard. The hallway also benefits from hard-wearing entrance matting to help protect the carpets, as well as a radiator and thermostat.

### **Reception Room**

19'5" x 11'1"

To the left is the spacious reception room, featuring a nicely positioned window to the front of the property and double uPVC doors providing access to the rear garden. The room is neutrally decorated with white walls and grey carpet, and benefits from two radiators and multiple plug sockets throughout.

### **W.C**

5'0" x 2'11"

The ground floor WC is fitted with a hand wash basin and WC, along with a radiator and electric consumer unit. The room features white walls and hard flooring for a practical finish.

### **Kitchen / Diner**

19'6" x 11'6"

The dining area benefits from dual aspect windows allowing for plenty of natural light. The space also features a radiator and offers ample room for a dining table and additional furniture.

The kitchen offers plenty of storage with a range of wall and base units, along with ample worktop space. A large window provides natural light, while integrated appliances include a fridge freezer, dishwasher, cooker, hob, and extractor fan.

### **Utility**

4'6" x 6'4"

The utility area features matching units to the kitchen, providing additional worktop space along with room for a washer/dryer.

### **Landing**

3'0" x 13'7"

The landing provides access to all four bedrooms, the bathroom, and the loft. Continuing the neutral theme, the area features white walls, grey carpets, and a radiator.

### **Bedroom 1**

10'11" x 11'4"

The main bedroom is a well-sized room, offering space for a double bed and additional furniture. The room also benefits from a window, radiator, and access to the en-suite.

### **Ensuite**

4'6" x 6'3"

The en-suite bathroom features a three-piece suite comprising a stand-in shower, hand wash basin, and WC. The room also benefits from a heated towel rail and tiled surrounds within the shower area.

### **Bedroom 2**

9'7" x 11'9"

Bedroom two is another well-proportioned double room, offering additional space for furniture. The room benefits from a radiator and a window providing natural light.

### **Bedroom 3**

9'5" x 9'10"

Bedroom three benefits from dual aspect windows, allowing for plenty of natural light, along with a radiator.

## **Bedroom 4**

8'1" x 9'8"

Bedroom four offers space for a bed along with additional furniture. The room also benefits from a window providing natural light and a radiator.

## **Bathroom**

6'0" x 6'9"

The main bathroom comprises a four-piece suite, including a bath with shower over, WC, and hand wash basin. The walls around the bath are tiled, and the room also benefits from a frosted window and heated towel rail.

## **Garden**

All boundaries to the rear garden are fenced, creating a secure and private outdoor space. The garden is mainly laid to lawn for low maintenance, while still offering plenty of space for those who enjoy gardening.

## **Driveway**

Ample Parking for multiple cars.

## **Garage**

There is also a useful garage located behind the driveway, ideal for storage.

## **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](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**

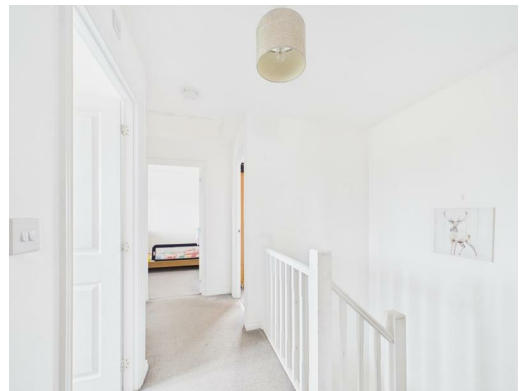
Mon-Fri 9.00 am - 5.00 pm.

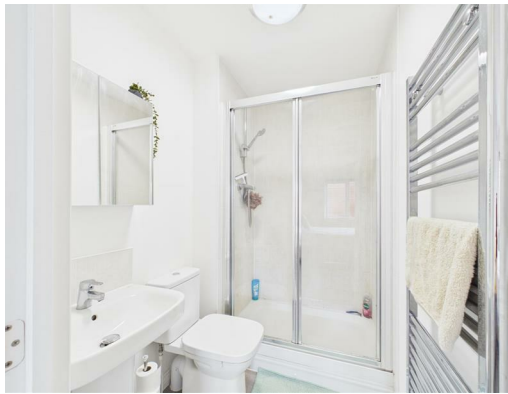
Saturday 9.00 am - 3.00 pm.

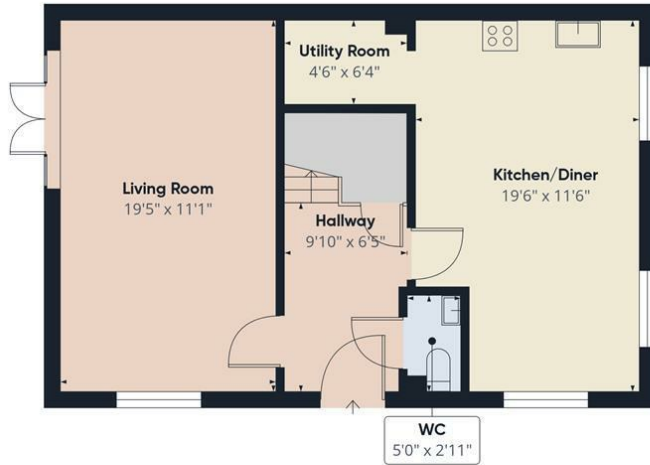
## **Making An Offer**

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.

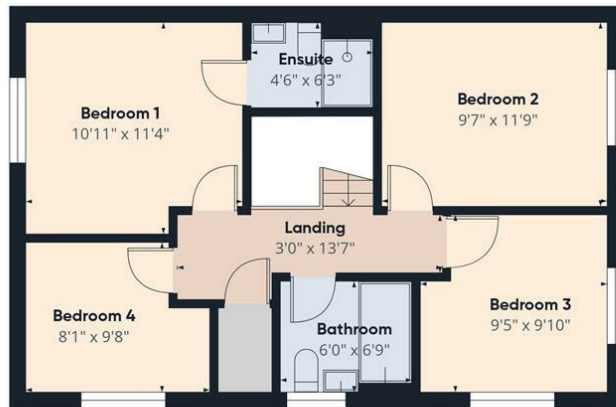






Floor 0

Approximate total area<sup>m</sup>  
1104 ft<sup>2</sup>



Floor 1



(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 post code LN11 0ZL, this will take you to Harrier Road. The property is located on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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 <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	

