



CHOICE PROPERTIES

Estate Agents

27 Keddington Road,
Louth, LN11 0AU

Price £235,000



It is a pleasure for Choice Properties to offer for sale this spacious and well presented three bedroom terraced house, located in a sought after residential position close to the local amenities of Louth. Offering generously proportioned rooms and high ceilings throughout, the property further benefits from a well kept low maintenance garden to the rear. Early viewing is certainly advised!

Benefitting from gas central heating and double glazing throughout, this spacious accommodation comprises:

Entrance Hall

Composite front entrance door. Staircase to the first floor landing.

Reception Room

Light and airy reception room with angled bay window to the front. Log burning stove set in feature surround with tiled hearth and wooden mantle. Radiator.

Dining Room

Open fireplace set in feature surround with tiled hearth and wooden mantle. Understairs storage cupboard. Double opening patio doors leading to the garden. Radiator.

Kitchen

Fitted with a range of wall, base and drawer units with work surfaces over, stainless steel sink unit and drainer with mixer tap, integrated four ring gas hob with extractor over, integrated oven, plumbing and pace for a washing machine and dishwasher. Part tiled walls. Door leading out to the garden. Radiator. Ample space for dining table.

First Floor Landing

Doors to:

Bedroom 1

Spacious and light double bedroom with two windows to the front. Built in wardrobe. Radiator.

Bedroom 2

Spacious double bedroom. Built in storage cupboard. Radiator.

Bedroom 3

Double bedroom. Radiator.

Bathroom

Fitted with a white four piece suite comprising a panelled bath tub with mixer tap over, shower enclosure with electric shower over, pedestal hand wash basin with mixer tap, and dual flush wc. Part tiled walls. Radiator.

Garden

To the rear of the property is a privately enclosed garden with timber fencing and hedging to the boundaries. The garden is laid mostly to lawn with the welcomed addition of a paved patio area for ease of maintenance.

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 A.

Viewing Arrangements

Through Choice Properties on 01507 860033.

Opening Hours

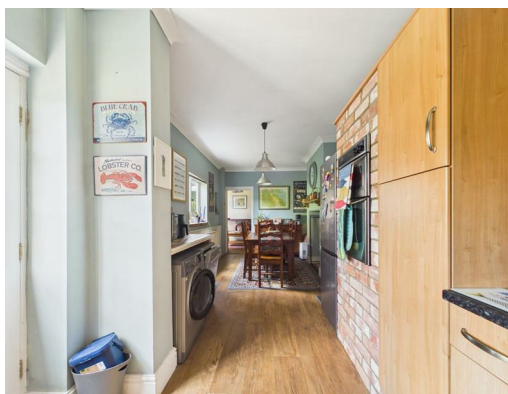
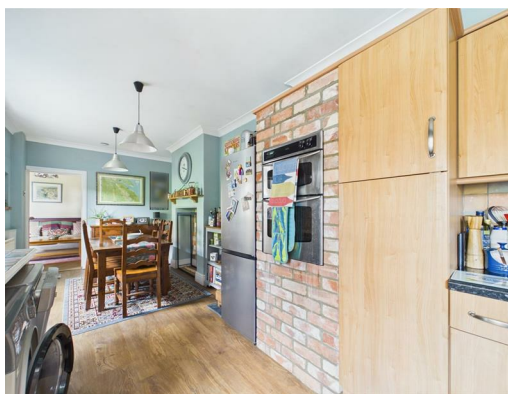
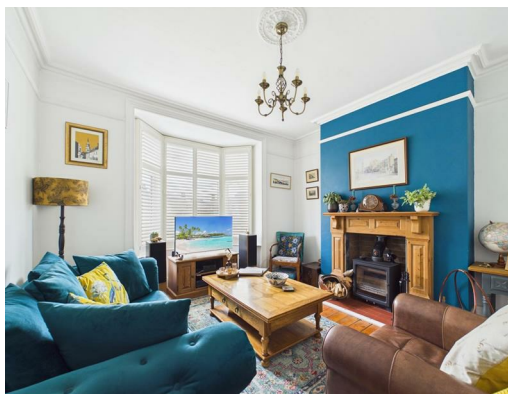
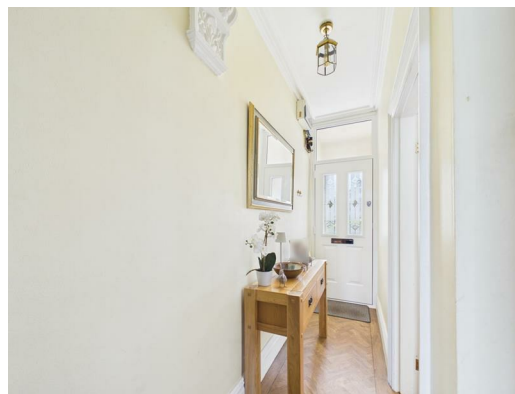
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

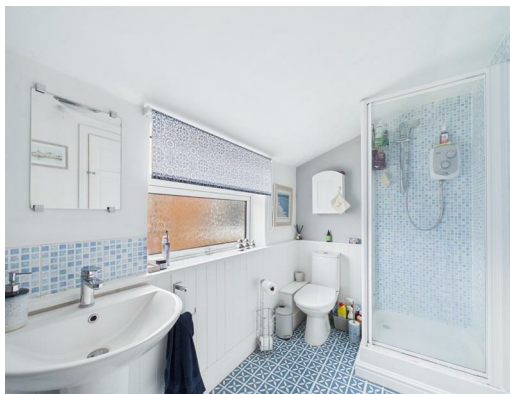
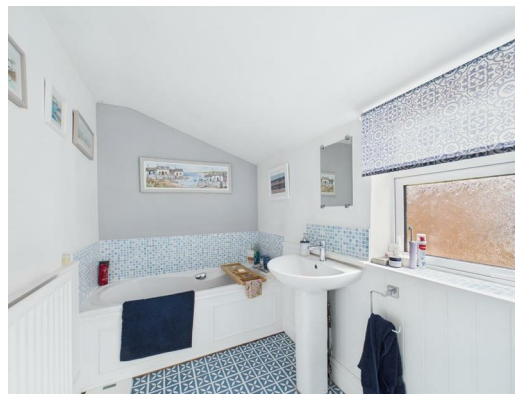
Making An Offer

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.

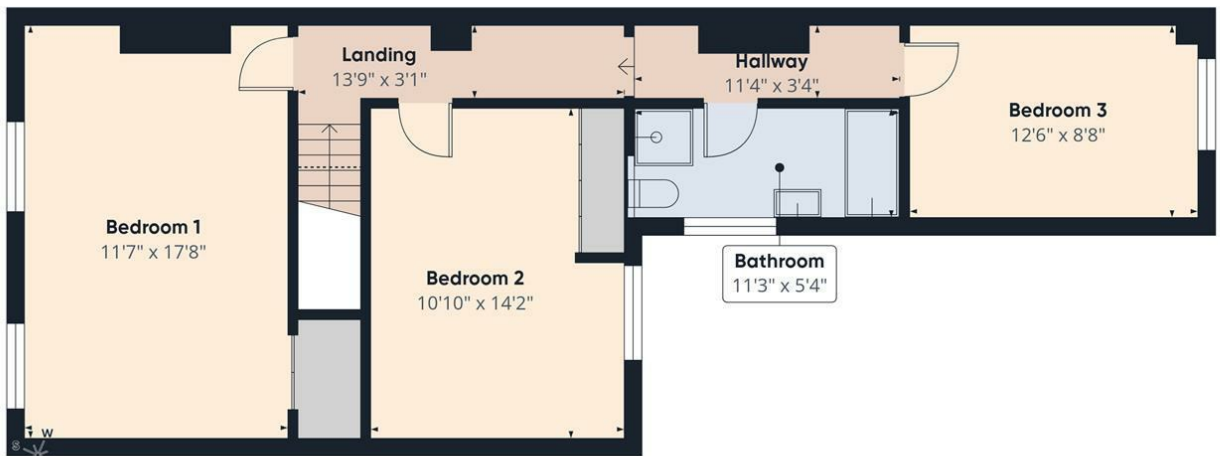
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



Floor 1

Approximate total area⁽¹⁾
1201 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 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. Head straight across at the crossroad and you will find the property a short way along on your left 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	

