



CHOICE PROPERTIES

Estate Agents

50 Priory Close,
Louth, LN11 9AS

Price £199,950



Choice Properties are delighted to bring to market this charming two bedroom semi detached bungalow located on Priory Close situated in the sought after market town of Louth. The residence benefits from large double glazed windows and well proportioned rooms which create bright and airy living space the features two bedrooms, a living room, a kitchen, a family bathroom, and a conservatory. To the exterior, the property boasts a fully enclosed easy to maintain garden, a paved driveway, and large summer house. With No Onward Chain, Early Viewing Is Highly Advised.

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

Entrance Hall

5'7 x 4'1

Fitted with a uPVC entrance door. Dual aspect windows. Radiator. Power points.

Kitchen

12'11 x 8'11

Fitted with a range of wall and base units with work surfaces over. Four ring 'BUSH' induction hob with pull out extractor hood over. Integral eye level oven. One and a half bowl sink with chrome mixer tap and drainer. Large uPVC window to front aspect. Part tiled walls. Fitted breakfast table. Power points. Radiator. Space for fridge freezer. Plumbing for washing machine. Consumer unit.

Hallway

7'0 x 2'7

Internal doors to all rooms. Access to partially boarded loft via loft hatch with pull down loft ladder. The boiler is also located in the loft space.

Living Room

16'2 x 9'9

With large uPVC window with leaded glass panes to front aspect. Electric fire with hearth, surround, and mantel. Radiator. Power points. Tv aerial point.

Bedroom 1

13'3 x 9'10

Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial points.

Bedroom 2

8'9 x 9'0

Small double bedroom with large built in storage cupboard currently used as a wardrobe. Power points. Opening to conservatory.

Conservatory

5'6 x 7'11

With dual aspect uPVC windows and a large uPVC sliding door to rear garden. Power points. Tv aerial point. Radiator.

Shower Room

7'0 x 5'9

Fitted with a three piece suite comprised of a large waterproof panelled electric shower cubicle, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Chrome heated towel rail. Tiled flooring. Part tiled walls. Spot lighting. Extractor. Storage cupboard. uPVC frosted window to side aspect.

Summer House

15'7 x 7'7

Large timber built summer house which has a variety of uses including a workshop or outdoor storage space.

Garden

Fully enclosed rear garden which is gravelled and block paved for ease of maintenance. The rear garden is guarded with a mix of fencing and brick wall to the perimeter. The garden features a large summer house which has a potential use as a workshop. As well as benefiting from a partially brick built green house, the rear garden is also lined with various plants and life and colour to the space. The garden further benefits from outdoor power, an outdoor tap, and direct access from the front via the side of the property.

Driveway

Paved driveway providing off the road parking space for two vehicles.

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

Viewing by Appointment through Choice Properties, Louth, Tel - 01507 860033

Opening Hours

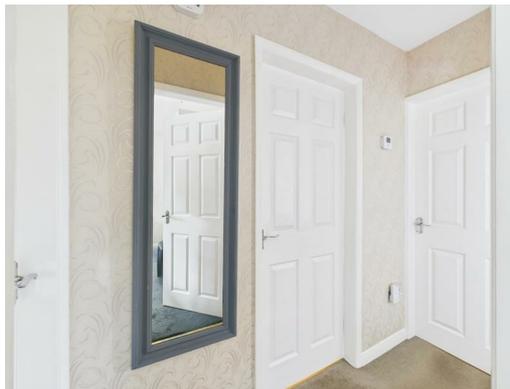
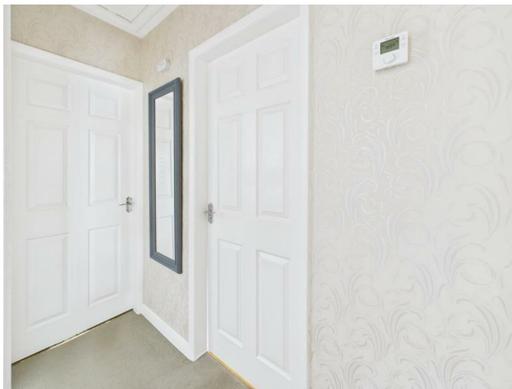
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 Building 1



Floor 0 Building 2

Approximate total area^m
741 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

From our office, continue past the Market place onto Eastgate. Then take a right at the roundabout onto Church Street. Continue on this road past the bus station and take your third left onto Monks Dyke road. Then take your second left onto Priory Road, take your first right onto Priory close and the property can be found at the end of the close 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		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

