CHOICE PROPERTIES
Estate Agents

1 Pasture Drive, Louth, LN11 8XA

Price £290,000

Choice Properties are pleased to offer for sale this spacious three-bedroom property, ideally situated in the popular market town of Louth. The property offers generous living accommodation, a useful integral garage, additional double garage and a private rear garden with plenty of potential. Further benefiting from no onward chain, this property provides an excellent opportunity for a range of buyers looking to be conveniently located within easy reach of Louth town centre and its wide range of amenities.

Offering spacious and well-presented accommodation throughout, this attractive property benefits from an integral garage, double garage and is offered for sale with no onward chain. The accommodation comprises:-

Hallway
5'10" x 12'4"
The entrance hall features tiled flooring and neutral walls, with access to the reception room, kitchen and stairs to the first floor. A useful under-stairs storage cupboard and radiator complete the space.

Reception Room
13'6" x 24'8"
A spacious open-plan living and dining area, benefiting from dual-aspect windows with one positioned at either end of the room, allowing plenty of natural light. The room also features a hatch providing access through to the kitchen, alongside two radiators.

Kitchen
9'11" x 10'11"
The kitchen features tiled flooring to match the entrance hall, with a window and radiator. A range of wall and base cabinets provides ample storage, complemented by tiled splashbacks and an integrated oven, hob, fridge and dishwasher. A hatch opens through to the dining area, while a door provides access to the utility room.

Utility
9'7" x 5'11"
The utility room features tiled flooring, a useful sink and storage space, with the gas combi boiler also located here. Doors provide access to the integral garage and rear garden.

W.C
4'3" x 2'10"
Accessed from the integral garage, the W.C. comprises a low-level W.C. and hand wash basin.

Garage
10'4" x 19'0"
Accessed directly from the utility room, the spacious integral garage benefits from an electric roller door and consumer unit. There is also plenty of space for parking and additional storage. There is also part boarded loft space above here.

Landing
5'5" x 8'9"
A spacious landing providing access to the bedrooms and bathroom, with a useful linen storage cupboard. Loft access is also provided via a ladder, leading to a fully boarded loft.

Bedroom 1
8'10" x 12'10"
Situated at the front of the property, the main bedroom benefits from a window, radiator and a range of triple fitted mirrored wardrobes, providing excellent storage.

Bedroom 2
8'10" x 11'6"
A good-sized double bedroom featuring neutral walls and grey carpeting, providing a versatile space for a range of bedroom furniture.

Bedroom 3
8'6" x 9'3"
A good-sized single bedroom featuring a window and radiator, with space for bedroom furniture.

Bathroom
7'2" x 5'10"
The bathroom comprises a hand wash basin, shower over bath and heated towel rail, with a frosted window providing natural light. Panelled surrounds are fitted around the shower and basin.

Separate W.C
2'11" x 5'10"
Situated next to the bathroom, the separate W.C. features neutral walls, a frosted window and a small radiator.

Gardens
The rear garden is mainly laid to lawn, with fenced boundaries, established shrubs and plenty of potential. There is a small gravelled area and patio, along with a useful outdoor ssummerhouse/workhop. The garden also provides access to the double garage, with a side gate leading through to the front of the property.

Double Garage
15'9" x 16'0"
A spacious double garage offering ample room for vehicles and additional storage. The space could also be utilised as a useful workshop, subject to the buyer's requirements. There is an electric up and over door for this one.

Driveway
Ample parking for multiple vehicles.

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 C.

Viewing Arrangements
Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel .

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 gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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. 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

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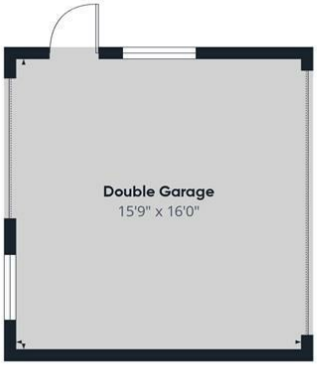

Floor 0 Building 2

Floor 0 Building 3

Approximate total area(1)

1516 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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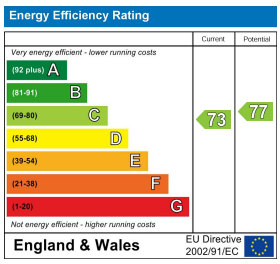
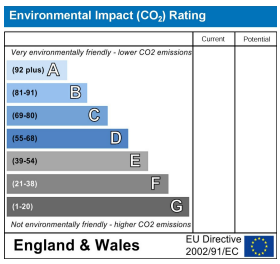
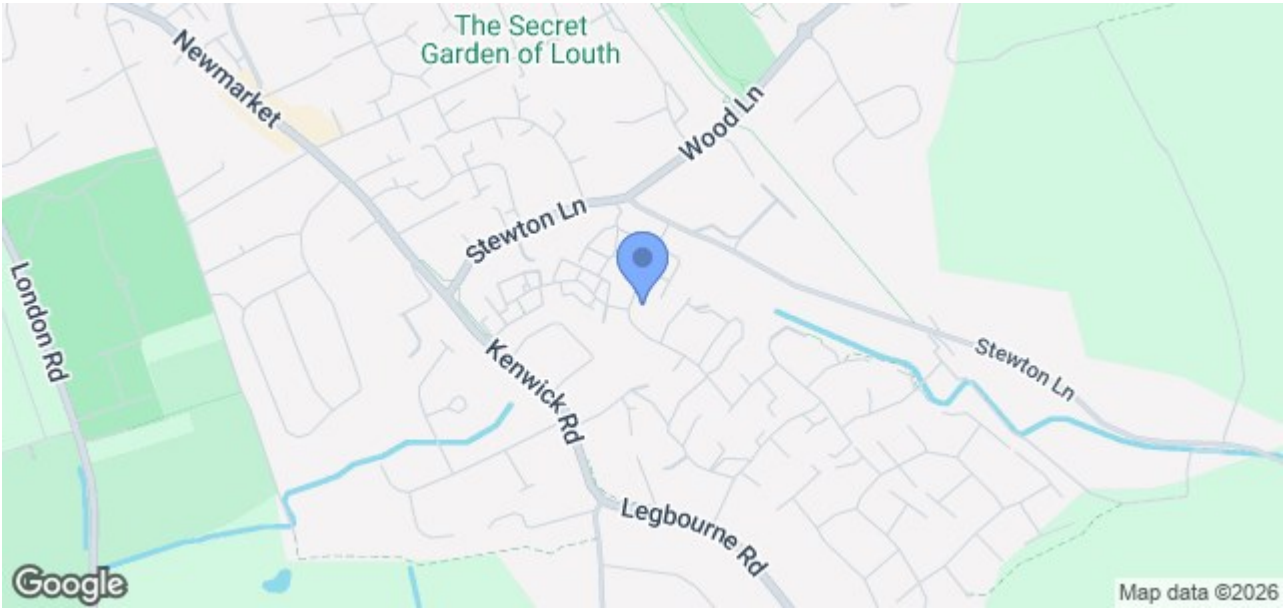
Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round and then take your first left onto Graye Drive. Continue onto Pasture Drive, the property will be on your right.