



CHOICE PROPERTIES

Estate Agents

6 Andrews Close,
Louth, LN11 0BP

Price £275,000



Choice Properties are delighted to bring to market this beautifully presented, three-bedroom link-detached house situated in a quiet position on Andrews Close in the sought-after market town of Louth. The property features generous room sizes and large windows throughout, creating a bright and airy interior. The accommodation includes three bedrooms, two shower rooms (one ground floor, one first floor with a separate WC), a spacious lounge diner with a striking gas feature fireplace, a modern kitchen, a light-filled conservatory, and a versatile reception room converted from the garage. Externally, the property boasts a fully enclosed rear garden featuring an expansive paved patio leading to a sectioned lawn, along with a block-paved driveway offering off-road parking for up to three vehicles. Early viewing is highly advised.

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

Hallway

5'8 x 11'6

Fitted with a uPVC entrance door. Staircase leading to first floor landing. Radiator. Power points. Telephone point.

Kitchen

8'11 x 11'8

Fitted with a range of wall and base units with work surfaces over. Four ring gas hob with metro tiled splash back and extractor hood over. One and a half bowl ceramic sink with mixer tap and drainer. Twin eye level integral oven. Space for fridge freezer. Plumbing for washing machine. Space for dishwasher. Modern 'Worcester' gas combi boiler. Part metro tiled walls. Large uPVC window to rear aspect. Radiator. Power points. Tv aerial point. Internal oak doors leading to lounge diner and rear hallway.

Lounge Diner

11'9 x 24'11

Spacious lounge diner featuring a large uPVC window to the front aspect and a striking gas feature fireplace as a central focal point. Radiators, power points, and uPVC sliding doors providing views and access directly into the conservatory and rear garden.

Conservatory

8'5 x 10'11

With uPVC windows to all aspects. Double opening uPVC French doors leading to rear garden. Radiator. Power points. Pitched ceiling. Ceiling fan. Tiled flooring.

Rear Hallway

3'0 x 4'11

Oak internal doors to shower room and reception room. External uPVC door leading to rear garden.

Reception Room

7'7 x 15'11

Converted from garage. Spacious room with a variety of potential uses. Impressive sky light. Power points. Electric heater. Storage cupboard housing the consumer unit. Spot lighting.

Downstairs Shower Room

4'0 x 5'0

Fitted with a three piece suite comprised of a fully tiled corner electric shower cubicle, a push flush wc, and a wall mounted wash hand basin with chrome mixer tap. Extractor. uPVC window to rear aspect.

Landing

6'7 x 9'7

Window to side aspect. Oak internal doors to all rooms. Power points. Built in airing cupboard with fitted shelving.

Bedroom 1

9'5 x 11'11

Double bedroom with fitted wardrobes with sliding doors. Large uPVC window. Radiator. Power points. Tv aerial point.

Bedroom 2

9'4 x 10'7

Double bedroom with large uPVC window to rear aspect. Fitted wardrobe with sliding doors. Radiator. Power points.

Bedroom 3

8'0 x 7'10

Single bedroom with a built in storage cupboard. uPVC window to front aspect. Access to loft via loft hatch. Radiator. Power points.

Shower Room

5'4 x 6'6

Fitted with a large walk in waterproof panelled shower with traditional and rainfall shower attachment and a corner wash hand basin set over vanity unit with chrome mixer tap. Tiled walls. Frosted uPVC window to rear aspect. Extractor. Radiator.

WC

3'1 x 6'7

Fitted with a push flush wc and a wash hand basin set over vanity unit with chrome mixer tap. Frosted uPVC windows to rear aspect. Radiator.

Garden

The property benefits from a fully enclosed rear garden with fencing to the perimeter. The rear garden is split into the two main sections, the first section found immediately behind the property is a large patio space. This area features various outdoor seating spaces and provides an ideal space for entertaining guests and benefits from being easy to maintain. This part of the garden is directly accessible via a side access gate which leads from the driveway to the rear garden. The second section of the garden is found beyond the patio area and is a part paved, part laid to lawn space that is lined with various plants and shrubs which add life and colour to the garden space. The rear garden further benefits from outdoor water and lighting.

Driveway

Block paved driveway providing off the road parking space for two large 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 C.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

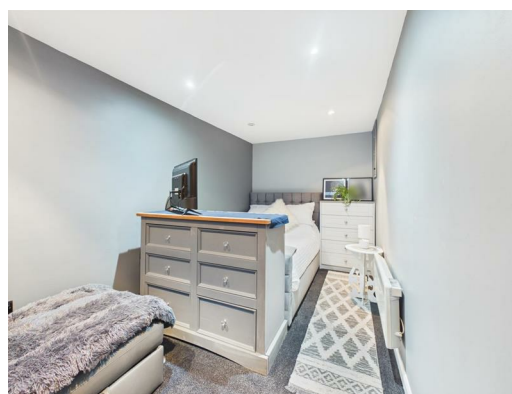
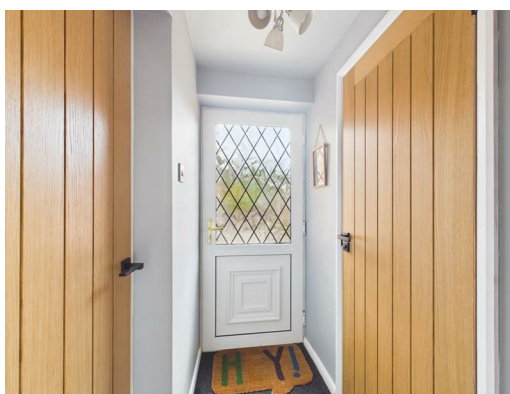
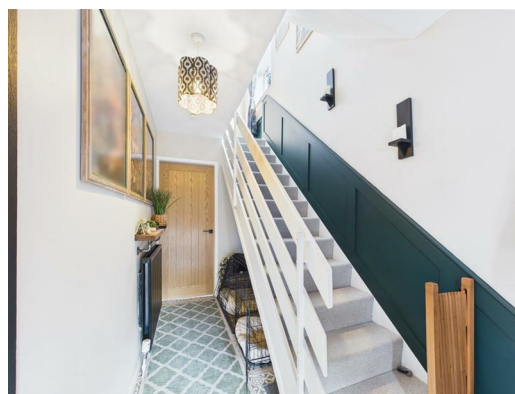
Opening Hours

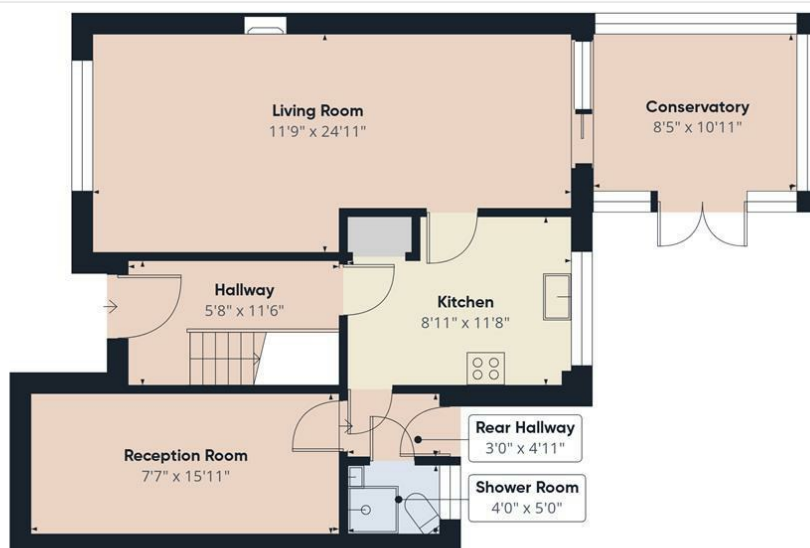
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Making An Offer

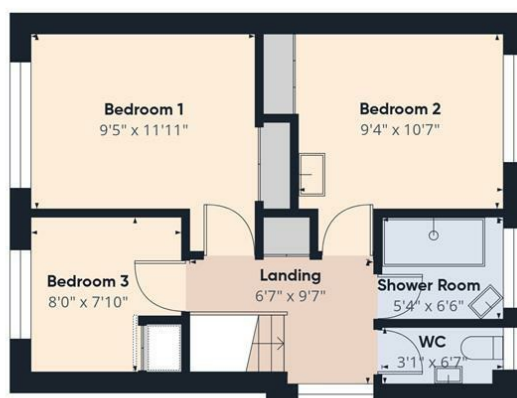
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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⁾
1118 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 Louth office head east onto Eastgate and continue until you reach the mini roundabout where you head straight on, then immediately after at the next mini roundabout head left onto Ramsgate. Continue until the next mini roundabout where you turn left onto Newbridge Hill. Continue until the next mini roundabout where you head right onto Keddington Road. Continue for 200m then turn left onto Brackenborough Road. Continue for 300m then turn left onto Andrews Close. The property can be found a short way along 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		
(55-68) 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	

