



# CHOICE PROPERTIES

*Estate Agents*

2 Forsythia Avenue,  
Louth, LN11 8FT

Reduced To £350,000



Welcome to 2 Forsythia Avenue, a beautifully presented bespoke family home, tucked away in a quiet cul-de-sac with no through traffic, making it an ideal setting for families. The property enjoys an open outlook to the front with no building development planned, offering both privacy and peace of mind.

Located just off Lavender Way, in the popular market town of Louth, the property is finished to a high specification and offers generous, well planned living accommodation designed for a modern family life. A welcoming porch entrance leads into a bright and spacious hallway, with a large reception room providing a comfortable space for relaxing together. The modern kitchen/dining room forms the heart of the home, perfect for family meals, homework time, and entertaining, while the sun room offers an additional flexible living area with views over the garden.

Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite, alongside a stylish family bathroom – ideal for growing families or those needing space to work from home.

Outside, the property continues to cater perfectly to family needs. The extended driveway provides off-road parking for up to four vehicles, in addition to the garage, making school runs and visitors easy to accommodate. To the rear is a secure, generously sized garden, ideal for children to play safely, with a large patio area perfect for family barbecues, outdoor dining, and relaxing in the warmer months.

Set within a sought-after residential development yet benefiting from a peaceful position, this immaculate home offers the perfect balance of comfort, space, and location for family living. Early viewing is strongly recommended to fully appreciate all this wonderful home has to offer.

Offering generously proportioned rooms throughout and the most desirable layout, this stunning and immaculately presented accommodation comprises:-

### **Hallway**

16'7" x 3'5"

Staircase to the first floor with under stairs storage cupboard, wall mounted alarm system and thermostat controls.

### **Reception Room**

20'4" x 11'5"

With dual aspect windows including Box window to the side aspect, spacious and abundantly light throughout, TV Aerial point, telephone point, French double opening patio doors leading out onto the attractive rear garden.

### **Kitchen/Diner**

20'4" x 10'8"

Fitted with a range of modern wall and base units with marble effect worksurfaces over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, integral 'Neff' double cooker, four ring gas hob with featured stainless steel extractor hood over, space for free standing fridge/freezer, integrated dishwasher, ample space for a dining table, inset spot lighting to the ceiling, pedestrian door to the side aspect, tiled flooring, door to:-

### **Utility Room**

3'6" x 6'7"

Fitted with worktops and built in cupboard housing the wall mounted 'Ideal' combination boiler, plumbing for a washing machine, space for a tumble dryer.

### **Sun Room**

12'0" x 10'8"

With dual aspect windows over looking the garden, solid roof, tiled flooring, French double opening patio doors to the side aspect.

### **WC**

6'4" x 2'10"

Fitted with a modern two piece suite comprising dual flush w.c., pedestal wash hand basin with mixer tap, tiled flooring and splash backs.

### **Landing**

2'9" x 21'6"

With loft access - Partly boarded, built in storage cupboard housing the hot water cylinder.

### **Bedroom 1**

10'6" x 11'6"

Remarkably spacious main bedroom overlooking views of the garden, built in wardrobes with sliding glass panel frontage, door to:-

### **En-suite Shower Room**

5'5" x 6'2"

Fitted with a modern three piece suite comprising corner shower cubicle with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., party tiled walls, chrome heated towel rail, inset spot lights to the ceiling.

### **Bedroom 2**

10'6" x 10'8"

Spacious double bedroom overlooking views of the garden.

### **Bedroom 3**

9'5" x 7'6"

Double bedroom with views to the front aspect.

### **Bedroom 4/Dressing Room**

6'4" x 11'11"

Spacious single bedroom or ideal dressing room/office, built in wardrobes with sliding glass panel frontage with views to the front aspect.

## **Bathroom**

6'4" x 7'3"

Fitted with a stylish three piece suite comprising panelled bath with mixer tap and mains shower over, pedestal wash hand basin with mixer taps, dual flush w.c., partly tiled walls, chrome heated towel rail.

## **Driveway**

Blocked paved driveway providing off road parking with extra parking to the front of the property.

## **Garage**

18'0" x 9'01"

With up and over door, power and lighting and providing plenty of storage.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and features a spacious paved patio seating area which is ideal for outdoor entertaining with friends and family or simple relaxing in the sunshine. The fencing is surrounded with featured lighting and there is a timber gates to either side of the property providing access to the front garden and garage. A useful timber shed is also included in the sale.

## **Tenure**

Freehold.

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

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

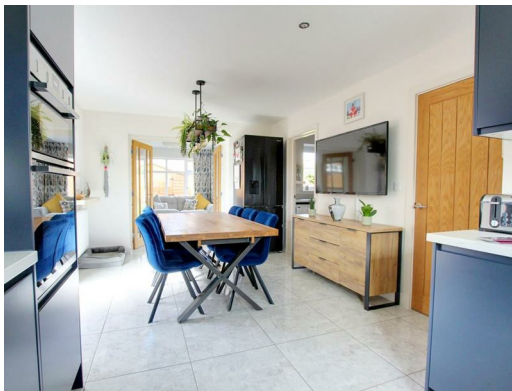
Saturday 9.00 a.m. to 3.00 p.m.

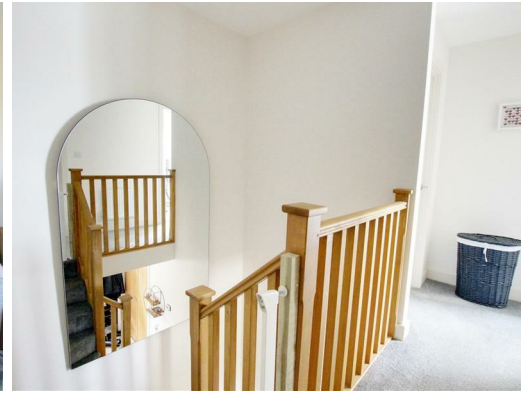
## **Council tax band**

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.

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.

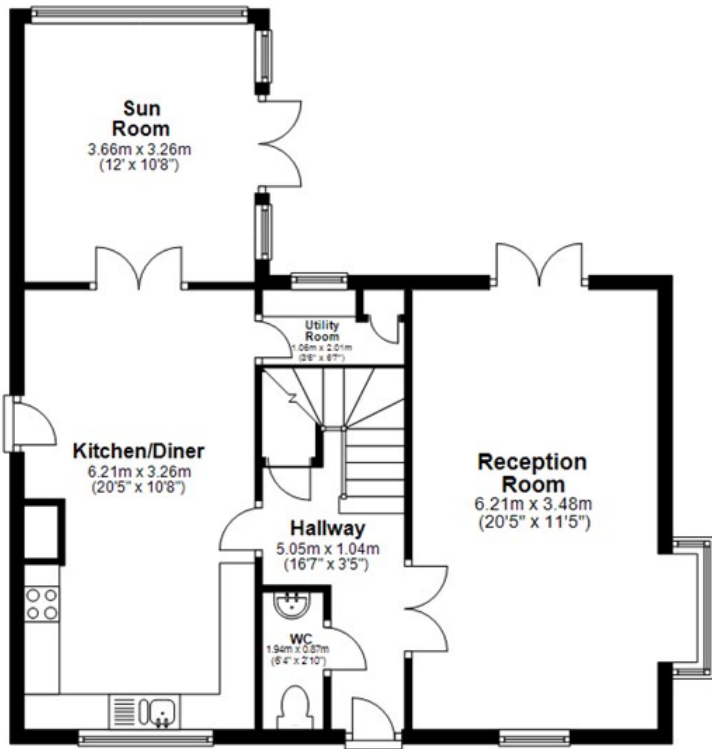






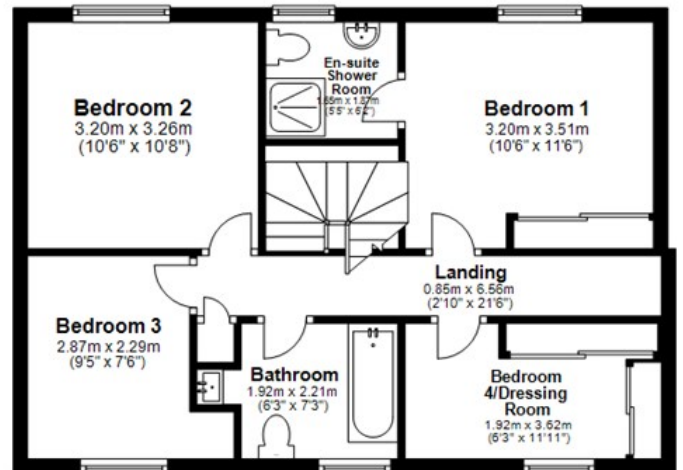
### Ground Floor

Approx. 68.3 sq. metres (734.8 sq. feet)



### First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 123.1 sq. metres (1324.7 sq. feet)

# 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 it will become Legbourne Road. Then turn left onto Lavendar Way. The take your second right onto Forsythia Avenue. Number 2 can be found at the bottom on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	

