CHOICE PROPERTIES
Estate Agents

Sirius, Wembley Road, Louth, LN11 7NP

Reduced To £199,950

* NO ONWARD CHAIN * Choice Properties are delighted to bring to market this beautiful three bedroom detached bungalow situated on Wembley Road located in the sought after village of North Somercotes. The residence features large windows and capacious rooms throughout which create a bright and airy interior which features three double bedrooms, a modern shower room, a contemporary kitchen, and a conservatory. To the exterior, the property boasts a fully enclosed garden, a detached garage, driveway space for three vehicles, and solar panels. Early Viewing Is Highly Advised.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the additional benefit of solar panels and uPVC double glazing throughout, the generously proportioned internal living accommodation comprises:-

Hallway
14'2 x 14'8 (to furthest measurement)
With composite entrance door. Internal doors to all rooms. Built-in storage cupboard. Consumer unit. Electric meter. Console for solar panels. Thermostat. Radiator. Power points.

Living Room
17'3 x 11'3
Spacious living room with large bow uPVC window to front aspect. Electric fireplace. Radiator. Power points. Tv aerial point. Telephone point.

Kitchen
12'8 x 11'4
Fitted with a range of wall and base units with work surfaces over. Four ring electric hob with pull out extractor and tiled splash back over. One and a half bowl stainless steel sink with mixer tap and drainer. Integral twin eye level oven. New 'Aquaffcient' instant water heater. Plumbing for washing machine. Space for fridge freezer. Space for breakfast table. Part tiled walls. Spot lighting. Internal uPVC door leading to conservatory. Large uPVC window to rear aspect. Radiator. Power points.

Conservatory
5'7 x 7'1
With uPVC windows to all aspects. External uPVC door leading to rear garden. Slanted glass ceiling.

Bedroom 1
11'9 x 11'1
Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

Bedroom 2
10'8 x 11'2
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Access to loft via loft hatch. Tv aerial po

Bedroom 3
8'9 x 7'11
Small double bedroom with large uPVC window to side aspect. Radiator. Power points.

Shower Room
6'8 x 7'9
Modern shower room fitted with a three piece suite comprised of a large walk in shower with traditional shower attachment, a wash hand basin set over vanity unit, and a push flush wc. Fully waterproof panelled walls. Wall mounted storage cabinet. Frosted uPVC window to side aspect. Spot lighting.

Garage
15'9 x 9'11
Detached brick built single garage fitted with power and lighting.

Gardens
To the rear of the property is a fully enclosed garden space with fencing to the perimeter. The rear garden features artificial grass and hard standing making it easy to maintain and provides the perfect place for outdoor seating. The garden is lined with various plants and shrubs which bring life and colour to the space. The rear garden is also directly accessible from the driveway via a pedestrian side access gate. The property further benefits from a front garden which is gravelled for ease of maintenance and boasts various plants, trees, and shrubs.

Driveway
Paved driveway found adjacent to the property which provides off the road parking space for up to three 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

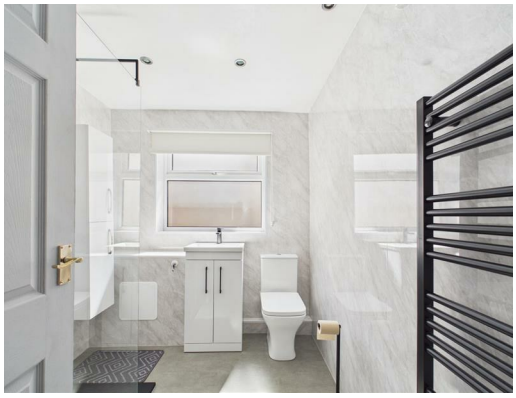
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

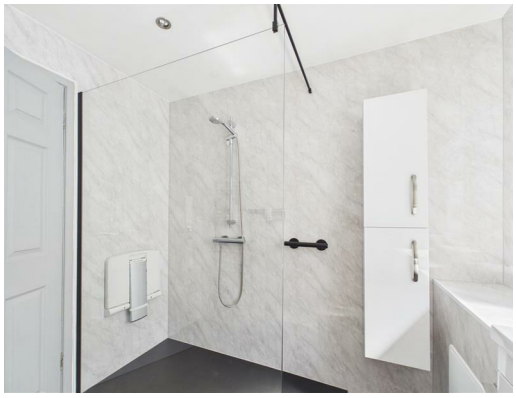
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

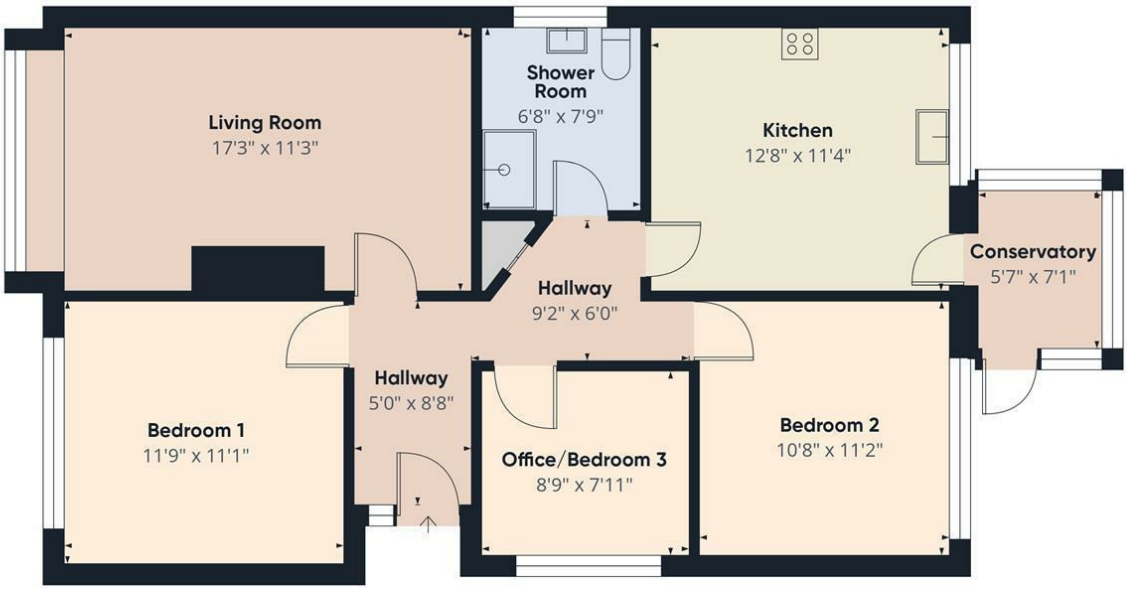
Opening Hours
Mon-Fri 9.00 am - 5.00 pm.
Saturday 9.00 am - 3.00 pm.

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.

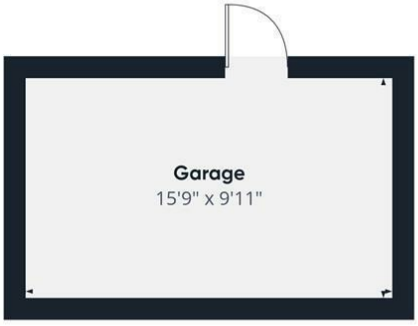
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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(1)

1020 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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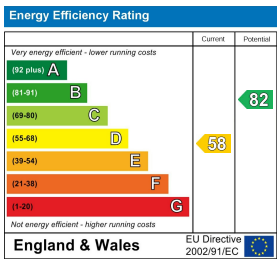
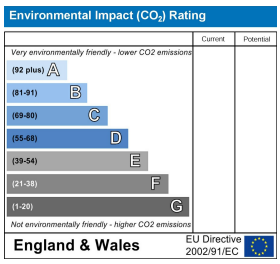
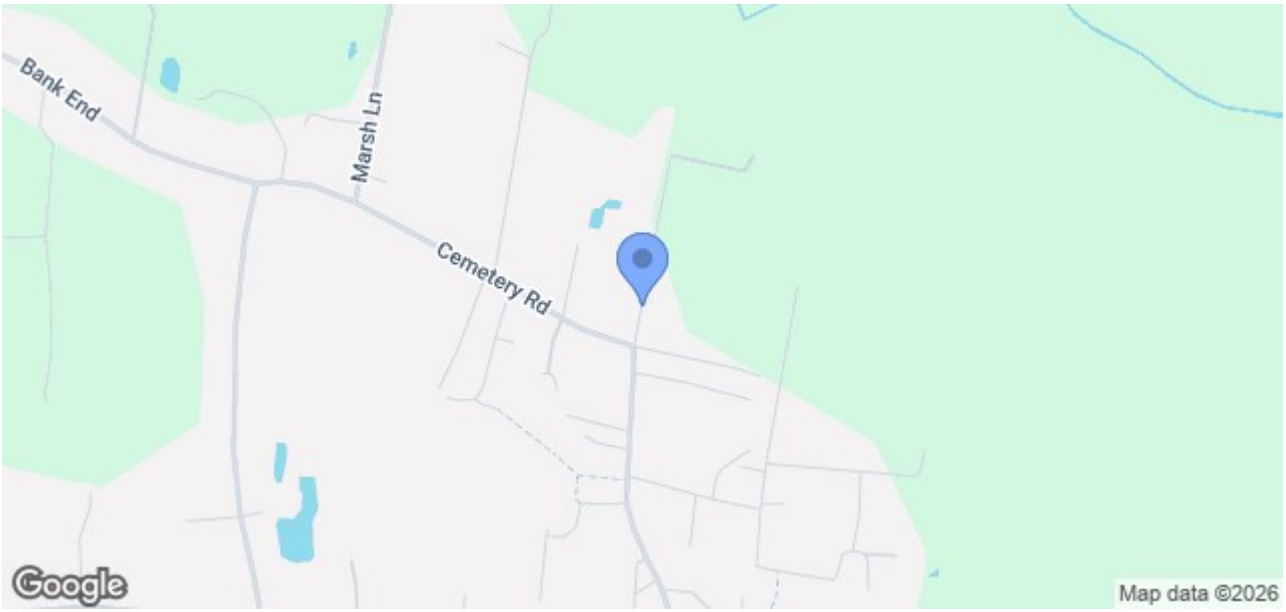
Directions

Once you enter the village of North Somercotes, continue onto Keeling Street. Go past the Axe & Cleaver pub which is located on your right hand side and then turn left onto Churchill Road. Continue to the end of the road and Wembley Road can be found directly ahead of you. The property can be found immediately on your left hand side.