CHOICE PROPERTIES

Estate Agents

20 Vanessa Road, Louth, LN11 9LF

Reduced To £465,000



Choice Properties are proud to present this exceptional and beautifully styled four/five-bedroom detached dormer bungalow, thoughtfully extended and extensively enhanced by the current owners.

Set within a highly sought-after location on the western edge of Louth's vibrant market town, this immaculate home offers an outstanding standard of presentation throughout, combining modern comfort with versatile living.

A standout feature of the property is its flexible layout, offering excellent potential to create a self-contained annexe—ideal for multi-generational living or guest accommodation—while still functioning perfectly as a spacious and elegant family home.

Early viewing is highly recommended to fully appreciate the quality, space, and adaptability this remarkable property has to offer.

The Property Ombudsman
naea | propertymark PROTECTED

Benefitting from newly completed refurbishments throughout completed to a high specification, the property features large windows and generously sized rooms which create an abundantly bright and airy interior which comprises:-

Kitchen/Dining Room
17'11'' x 18'9''
Fitted with a range of navy shaker style wall and base units with complimentary Oak worksurfaces over, one and a half bowl porcelain sink unit with drainer and stainless steel mixer tap, duel fuel range cooker with chimney style extractor over, integrated dishwasher, inset spot lights to the ceiling, large kitchen island with featured breakfast bar, ample room for a dining table.

Reception Room
12'4'' x 18'10''
Dual aspect windows creating a light and airy atmosphere throughout, log burner set into featured tiled surround with tiled hearth, TV Aerial point, telephone point, part glazed internal door leading into:-

Dining Area
15'7'' x 9'7''
With dual aspect windows overlooking the rear garden and further featured skylight window, Herringbone effect vinyl flooring, part glazed door leading into the kitchen, French double opening patio doors leading out onto the rear garden.

Hallway
9'6'' x 3'1''
With access to four bedrooms, internal part glazed door leading to the entrance hall (with potential to convert into Annexe).

Sitting Room/Bedroom 2
11'11'' x 11'4''
Spacious double bedroom or extra reception room, Bi fold doors to the rear aspect opening up onto the garden, solid wood flooring, internal door to the ground floor bathroom.

Ground Floor Bathroom
10'1'' x 8'1''
Fitted with a modern four piece suite comprising free standing bath with mixer tap and mains shower attachment over, large walk in shower enclosure with features main Waterfall shower over, pedestal wash hand basin with mixer tap, dual flush w.c., metro tiled splash backs, chrome heated towel rail, inset spot lights to the ceiling.

Bedroom 1
9'8'' x 13'00''
Spacious double bedroom, door to:-

En-suite Shower room
8'4'' x 5'10''
Fitted with a stylish three piece suite comprising corner shower cubicle with sliding glass doors and tiled splash backs, wash hand basin and w.c. set into featured vanity unit, inset spotlights to the ceiling, door leading into walk in storage/wardrobe.

Bedroom 4
11'9'' x 7'9''
Double bedroom.

Bedroom 5
9'6'' x 9'5''
Double bedroom.

Rear Hallway
8'3'' x 7'11''
Part glazed composite entrance door, Staircase to the first floor with under stairs storage cupboard, wood effect vinyl flooring, inset spot lights to the ceiling, integral door leading into the garage, staircase leading to first floor landing.

Sitting room
14'7'' x 26'7''
Incredibly spacious room with vaulted ceiling and dual aspect windows overlooking beautiful views of St James's Church, inset spot lights to the ceiling, telephone point, door to bathroom and bedroom 3.

Bedroom 3
10'00'' x 16'7''
Spacious double bedroom, inset spot lights to the ceiling.

First floor bathroom
11'3'' x 8'8''
Fitted with a modern three piece suite comprising corner bath with mains shower over, wash hand basin and w.c. set into featured vanity unit, tiled splash backs, chrome heated towel rail.

Driveway
Newly laid extensive driveway providing ample parking for vehicles, including a caravan/motorhome with a Myenergi 'Zappi' EV charger installed.

Garage
10'3'' x 23'9''
Fitted with wall and base units, one bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, pedestrian door to the rear aspect, wall mounted fuse box, power and lighting, electric roller shutter door.

Garden
The property stands proudly upon a generously sized plot which is predominately laid to lawn. To the rear of the property you will find a privately enclosed garden, secured with timber fencing to the boundaries and the garden features an abundance of established plants, trees and shrubbery throughout. The garden is south facing, which is ideal for soaking up the sunshine or alfresco dining. A timber gate to the side provides access to the front of the property.

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. Amount Payable 2024/25 - £1869.96

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.

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.





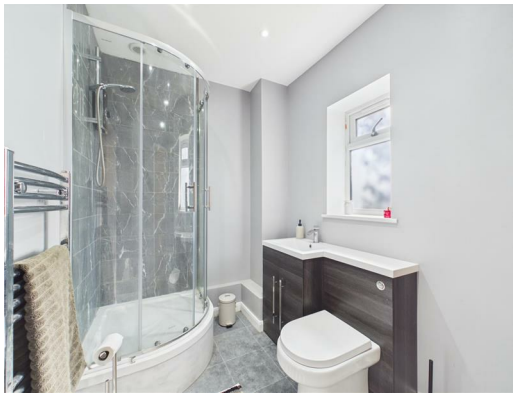


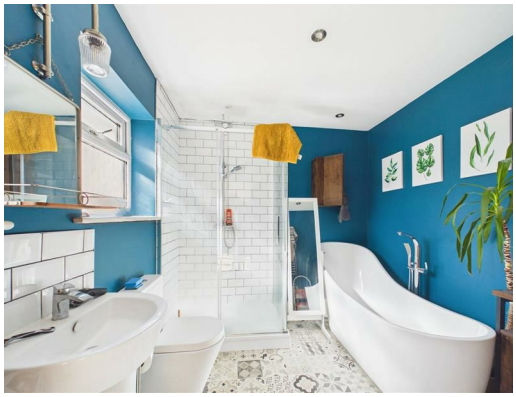























Floor 0



Floor 1

Approximate total area[1]

2430.8 ft²

Reduced headroom

2354.28 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From St James' Church (Louth) head south along Upgate until you reach the traffic lights where you need to take a right onto Horncastle Road. Continue for 500m then turn left onto Vanessa Road. Continue for 100m until you reach the corner then turn right onto the extension of Vanessa road and you will find no. 20 at the end of the cul-de-sac.

