



# CHOICE PROPERTIES

## *Estate Agents*

6 Woburn Close,  
Louth, LN11 0HU

Reduced To £179,950



**\*\*NO UPPER CHAIN\*\*** Choice Properties are delighted to bring to the market this well maintained three bedroom semi-detached house, situated on a popular residential estate. This superb family home further benefits from spacious kitchen/diner, abundantly light reception room and has generously sized gardens to the front and rear. The reception room and bedrooms have all been redecorated and had new carpets fitted. Early viewing is highly advised!

Offering generously proportioned room throughout, the abundantly light and well laid out accommodation comprises:-

### **Hallway**

6'0" x 10'11"

With Upvc entrance door leading from the front garden. Frosted Upvc window to front aspect. Internal doors to all ground floor rooms. Staircase leading to first floor landing. Under stairs storage cupboard. Radiator. Power points. Thermostat.

### **Kitchen/Dining room**

20'10" x 9'11"

Spacious kitchen fitted with a range of wall, base, and drawer units with work surfaces over. Four ring hob. One and a half bowl stainless steel sink with mixer tap and drainer. Consumer unit. Integral oven. Plumbing for washing machine. Space for fridge freezer. Space for dining room table. Dual aspect Upvc windows. Part tiled walls. Radiator. Power points. Extractor. Box unit housing meters. Upvc external door leading to garden.

### **Reception room**

14'3" x 10'9"

Spacious living room fitted with an electric fireplace. Dual aspect Upvc windows. Radiator. Power points. Telephone point. Tv aerial point.

### **Landing**

6'5" x 8'1"

### **Bedroom 1**

12'4" x 10'0"

Double bedroom with large Upvc window to rear aspect. Radiator. Power points. Tv aerial points. Built in storage cupboard housing back gas combi boiler and fitted shelving.

### **Bedroom 2**

9'8" x 10'10"

Double bedroom with large Upvc window to front aspect. Radiator. Power points. Tv aerial points.

### **Bedroom 3**

10'7" x 6'10"

Single bedroom with large Upvc window to front aspect. Radiator. Power points.

### **Bathroom**

5'2" x 5'6"

Fitted with a two piece suite comprising a panelled bath with single taps an electric shower over and a pedestal wash hand basin with single taps. Chrome heated towel rail. Part tiled walls. Wall mounted storage unit with mirror over. Extractor. Frosted Upvc window to rear aspect.

### **W.c.**

2'8" x 4'11"

Fitted with a push flush wc. Frosted Upvc window to rear aspect.

### **Gardens**

The front and rear gardens are neatly laid to lawn and the gardens are privately enclosed with timber fencing and heading to the boundaries. There is a paved patio seating area which is perfect for relaxing in the sunshine or out door dining. There are gates to both front and rear aspects.

### **Parking**

There is communal parking to the rear 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](http://www.e-lindsey.gov.uk)

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

### **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**

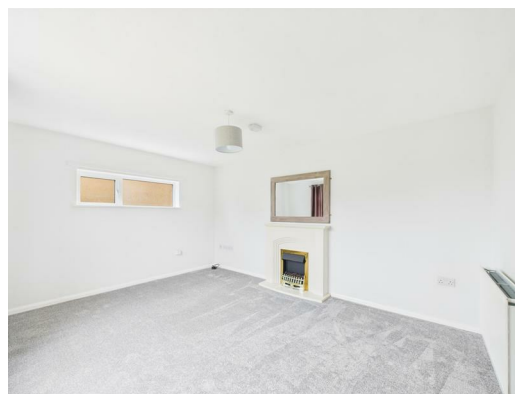
By appointment through Choice Properties on 01507 860033.

### **Opening hours**

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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<sup>m</sup>  
832 ft<sup>2</sup>

(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.

GIRAFFE360



# Directions

Use postcode LN11 0HU to direct you to the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	63		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

