CHOICE PROPERTIES

Estate Agents

11 St. Marys Park, Louth, LN11 0EF

Reduced To £495,000



Choice Properties are delighted to present this impressive detached bungalow, situated in the highly desirable St Marys Park area, ideally located in a short walking distance of the historic market town of Louth. Offering spacious and well-maintained accommodation throughout, the property benefits from three bedrooms, two sun rooms, generous living areas, and a large garage space, and is offered with no onward chain. The home is further enhanced by its beautifully maintained and impeccably presented gardens, creating a wonderful outdoor setting.

The Property Ombudsman
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Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

Hallway
11'1" x 6'0"
With a composite entrance door. Internal doors to the majority of rooms. Spot lighting. Access to partially boarded loft with loft hatch with pull down loft ladder. The traditional gas boiler is also located in the loft space. Thermostat. Spot lighting. Power points. Telephone points. Built in storage cupboard with radiator and fitted shelving.

Kitchen
11'2" x 14'9"
Fitted with a range of shaker style wall base and draw units with oak work surfaces over. integral appliances including a washing machine, dishwasher, and fridge. One and a half bowl sinks with chrome mixer tap with shower function and drainer. Cuisinemaster five ring range cooker with splashback and extractor hood over. Breakfast bar. Vertical flat panel radiator. Serving hatch to dining room/sunroom. Two large uPVC windows to rear aspect. Power points. UPVC door leading to dining room/sun room.

Dining Room/Sunroom
14'11" x 8'9"
With dual aspect uPVC windows. Impressive bi-fold uPVC doors opening onto patio. Sky lights. Feature log burner. Radiator. Power points. Tv aerial point. Internal door leading to pantry. Integral uPVC door to garage.

Living Room
18'0"x 14'10"
Spacious living room with two large dual aspect uPVC windows and external door leading to the garden. Two radiator. Power points. Feature Esse gas fire. Spot lighting. Tv aerial points. Internal door to dining room/ bedroom 4.

Bedroom 1
11'4" x 15'2"
Spacious double bedroom with large uPVC windows to side aspect. Spot lighting. Radiator. Power points. Telephone point. Internal door to en-suite wet room.

Ensuite Wetroom
8'0" x 6'6"
Fitted with a three piece suite comprised of a fully tiled walk in shower with traditional shower attachment, wash hand basin set over a circular vanity unit with chrome mixer tap, and a back to wall wc. Fully tiled walls. Tiled flooring. Heated towel rail. Frosted window to side aspect. Spot lighting. Extractor.

Bedroom 2
10'7" x 10'10"
Double bedroom with large uPVC window to front aspect. Radiator. Power points. Large fitted wardrobes.

Bedroom 4/Office
7'7" x 10'8"
Small double bedroom currently used as an office space; also fully fitted with office furniture. Vertical flat panel radiator. Power points. Telephone point. Large built in storage cupboard with fitted shelving. Sliding uPVC door to sunroom.

Sunroom
8'8" x 14'3"
With uPVC windows to all aspects. External uPVC door leading to rear garden. Radiator. Power points. Wall lights.

Bedroom 3/Dining Room
11'1" x 18'9"
Double bedroom currently used as a dining room. Space for dining room table. Radiator. Power points. Two uPVC windows to rear aspect.

Lobby
3'2" x 5'5"
With frosted uPVC windows to front aspect. Two built in storage cupboards. Spot lighting. Internal door to bathroom.

Bathroom
7'7" x 7'0"
Fitted with a four piece suite comprised of a jetted panelled bath with chrome mixer tap, a fully tiled corner shower cubicle with traditional shower attachment, a wash hand basin set over vanity unit with chrome mixer tap and a back to wall wc. Fully tiled walls. Spot lighting. Heated towel rail. Large frosted window to front aspect. Extractor.

Garage
15'8" x 17'4"
Double integral garage fitted with power and lighting. Electric double roller garage doors. Space for fridge freezer. Consumer unit. Gas meter.

Gardens
The gardens are beautifully maintained and thoughtfully arranged, featuring a patio area to the rear with a wooden gazebo providing space for a hot tub. The remainder of the garden is mainly laid to lawn, complemented by a variety of well-kept shrubs and bushes, with boundaries enclosed by fencing and established hedging. Multiple sheds and summerhouses provide versatile spaces ideal for storage, hobbies, or simply enjoying the outdoor setting.

Driveway
The block-paved driveway provides ample off-road parking for multiple 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 E.

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.




































Approximate total area(1)

1806 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

Please use postcode LN11 0EF, which will direct you to St Marys Park. Continue following the road as it loops around the development; if travelling in an anti-clockwise direction, number 11 will be located on your left-hand side.







