



CHOICE PROPERTIES

Estate Agents

8 Harrier Road,
Louth, LN11 0ZL

Price £330,000



****CHAIN FREE**** Choice Properties are delighted to bring to the market this stunning four bedroom (1 en-suite) detached family home, with exceptional and private south facing position, within the popular St James View development in Louth. This beautifully presented property further benefits from extensive driveway with garage and privately enclosed and attractive gardens. Early viewing is most highly advised!

Offering generously proportioned rooms throughout with an exceptional layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

10'2" x 5'9"

Enter via partly glazed composite front entrance door, staircase to the first floor with under stairs storage cupboard, ceramic tiled flooring, radiator.

Kitchen/Dining room

19'8" x 11'7"

Fitted with a stylish range of white gloss wall and base units with complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integrated double electric oven, four ring gas hob with featured extractor hood over, integrated fridge/freezer and dishwasher, central breakfast bar, ceramic tiled flooring, dining space, French uPVC double opening patio doors leading out onto one of the private gardens, uPVC double glazed dual aspect windows, opening into:-

Utility room

4'6" x 6'5"

Fitted with base units with complimentary worksurfaces over, plumbing for a washing machine, space for fridge/freezer, ceramic tiled flooring.

Reception room

19'8" x 11'3"

Abundantly light reception room with uPVC double glazed dual aspect windows, French uPVC double opening French patio doors leading out onto the privately enclosed garden, TV Aerial point, telephone point, radiator.

Downstairs w.c.

5'2" x 2'10"

Fitted with a modern two piece suite comprising pedestal wash hand basin and w.c., wall mounted consumer unit, ceramic tiled flooring, radiator.

Landing

3'0" x 13'5"

With loft access, built in storage cupboard.

Bedroom 1

11'2" x 11'6"

Remarkably spacious double bedroom with uPVC double glazed window, TV Aerial point, radiator, door to:-

En-suite shower room

4'7" x 6'4"

Fitted with a modern three piece suite comprising large walk in double shower enclosure with mains shower over, pedestal wash hand basin, w.c., tiled splash backs, chrome heated towel rail, shaving point, ceramic tiled flooring.

Bedroom 2

9'8" x 11'9"

Spacious double bedroom with uPVC double glazed window, radiator.

Bedroom 3

9'6" x 9'11"

Spacious double bedroom with uPVC double glazed window, radiator.

Bedroom 4

8'2" x 10'0"

Double bedroom with uPVC double glazed window, radiator.

Bathroom

6'1" x 6'7"

Fitted with a stylish three piece suite comprising panelled bath with main shower over and glass screen, pedestal wash hand basin, w.c., tiled splash backs, chrome heated towel rail.

Driveway

Paved driveway providing off road parking for several vehicles.

Garage

Brick built garage with up and over door, power and lighting.

Gardens

To the rear of the property you will find an attractive and privately enclosed lawned garden with timber fencing to the boundaries and incorporating a patio seating area, which is perfect for relaxing in the sunshine or outdoor dining. The current vendors have created a second privately enclosed garden outside the kitchen/diner which is fully secure with timber fencing to the boundaries and laid with attractive decking for ease of maintenance.

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.

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 D.

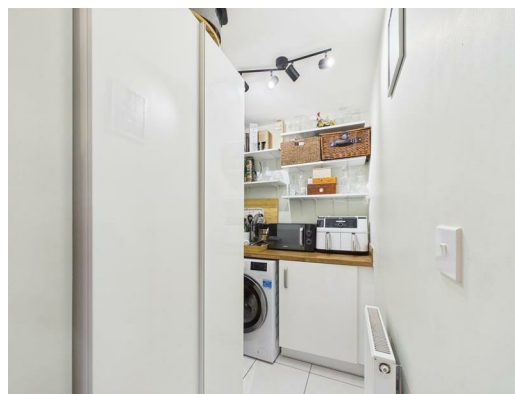
Viewing arrangements

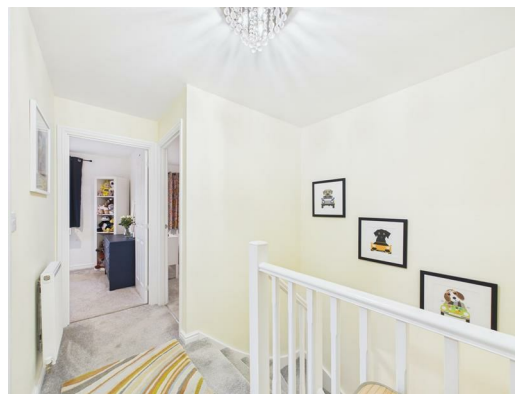
By appointment through Choice Properties on 01507 860033.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

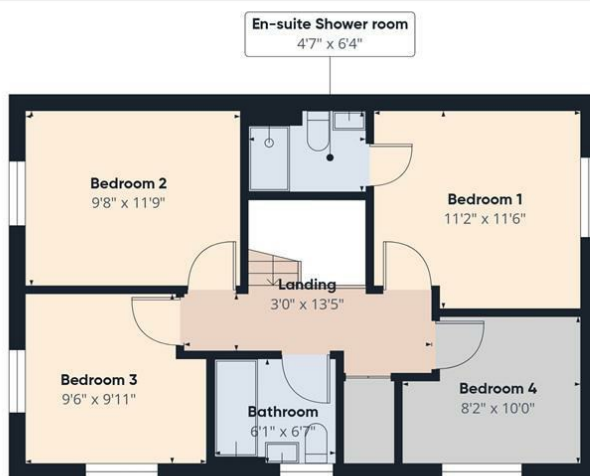








Floor 0



Floor 1

Approximate total area^m
1127 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.

GIRAFFE360



Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then turn Left onto Albatross Way. Continue to the end of this road and then turn right and you will find the property at the bottom of the Cul-De-Sac.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-60) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

