



# CHOICE PROPERTIES

## *Estate Agents*

3 Kings Court,  
Louth, LN11 7UH

Price £200,000



Choice Properties are delighted to bring to the market this charming, well-designed home. It offers a bright and practical layout with plenty of appealing features. Boasting abundant natural light, versatile living spaces, 3 bedrooms and thoughtful storage throughout. Outside, the property includes a secure garden, driveway, and garage, making it a comfortable and stylish home for everyday living. Early viewing is advised.

Charming and thoughtfully designed, this delightful home offers a cosy yet practical layout with plenty of appealing features:-

### **Entrance**

3'5" x 2'1"

The enclosed front porch offers practical space for shoes and coats while creating a clean separation between the driveway and the main living area.

### **Living Room**

11'3" x 12'7"

The well-decorated living room is brightened by a beautiful bay window, features well-maintained wooden stairs leading to the first floor and includes double doors to the dining room that allow plenty of natural light throughout.

### **Dining Room**

10'3" x 9'4"

The dining room can be accessed through double doors from the living room and features neutral walls and flooring. Double sliding PVC doors open directly onto the back garden, filling the space with natural light. The electrical consumer unit can also be found in here.

### **Kitchen**

9'4" x 9'4"

Fitted with a range of wall and base units with complimentary worksurfaces over. The bright kitchen features an integrated oven, hob, and extractor fan, with space for a washing machine, dryer, and optional dishwasher. There is a back door located here, for easy pedestrian access.

The Baxi boiler is also conveniently located within the kitchen.

### **Landing**

11'3" x 3'2"

The landing provides access to all three bedrooms, the bathroom, and the loft.

### **Bedroom 1**

8'5" x 12'7"

Bedroom 1 features neutral flooring and carpet, a generously sized window, and a radiator.

### **Bedroom 2**

7'10" x 12'8"

Bedroom 2 features a good-sized window, a radiator, two double built-in wardrobes, and additional storage above the stairs.

### **Bedroom 3**

10'10" x 5'10"

Bedroom 3, currently used for storage, is a versatile space perfect for a bedroom or dressing room, easily accommodating a single bed and additional furniture.

### **Bathroom**

8'11" x 5'11"

Fitted with a four piece suite comprising panelled bath, shower cubicle with mains shower over, pedestal wash hand basin and w.c., chrome heated towel rail, partly tiled walls.

## **Garden**

To the rear of the property you will find a neatly laid to lawn and privately enclosed garden with timber fencing to the boundaries and an abundance of plants, trees and shrubbery to the borders. This garden is ideal for somebody with a green thumb or anyone seeking low-maintenance outdoor space. Also includes a side gate for convenient access.

## **Garage**

8' x 15'3"

Single garage space, ideal for storage. Power and lighting.

## **Parking**

Concrete and stone driveway at the front of the property provides space for two cars when parked across both surfaces.

## **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 B.

## **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.

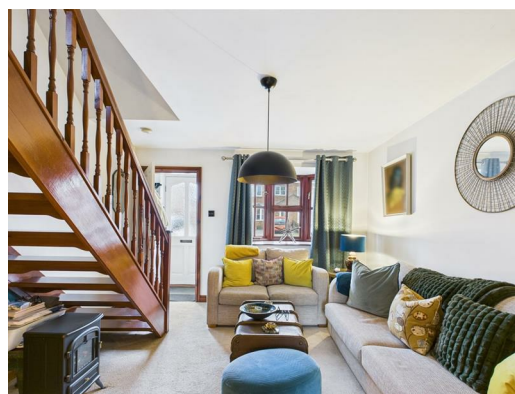
## **Making An Offer**

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.

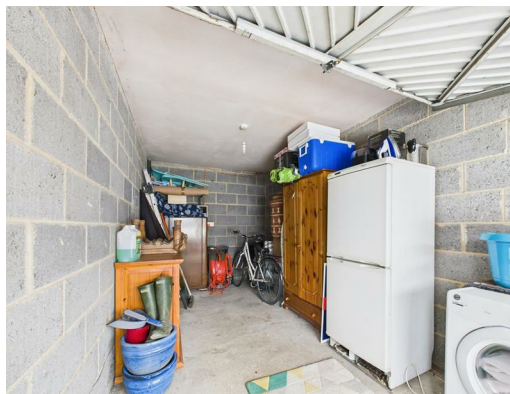
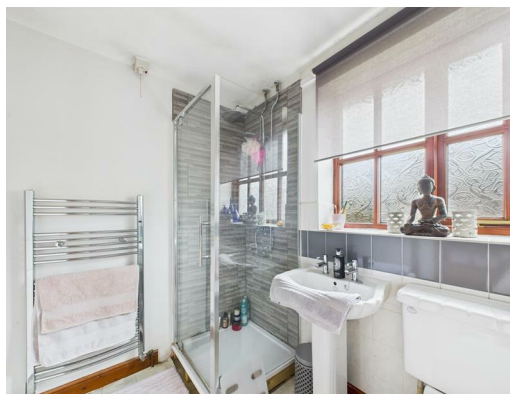
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

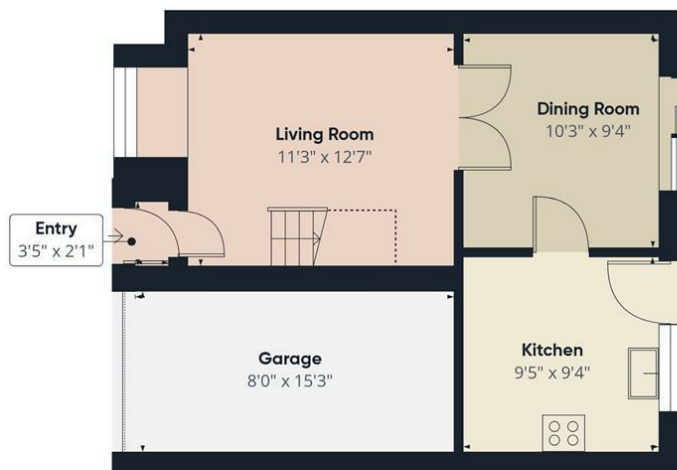
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

889 ft<sup>2</sup>

Reduced headroom

16 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue for a kilometre and you will find the property on your left hand side on the corner at the junction between Kings Court and Eastfield Road.

