



# CHOICE PROPERTIES

## *Estate Agents*

23 Eresbie Road,  
Louth, LN11 8YG

Reduced To £193,500



Choice Properties are delighted to offer for sale this beautifully presented three bedroom semi-detached house, situated in the most sought after location. This superb property further benefits from modern kitchen, two reception rooms, privately enclosed garden and is being offered with no onward chain. Early viewing is highly advised!

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and well maintained accommodation comprises:-

### **Hallway**

9'4" x 6'2"

With staircase to the first floor, modern wooden flooring, radiator.

### **Kitchen**

9'1" x 8'5"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, integral cooker, four ring gas hob with featured stainless steel extractor hood over, integrated dishwasher, plumbing for a washing machine, tiled flooring, uPVC double glazed window, partly tiled walls.

### **Reception room**

12'10" x 15'2"

Abundantly light reception room, modern wooden flooring, gas fire set into featured surround, built in storage cupboard, TV Aerial point, uPVC double glazed Bi-fold doors leading into:-

### **Conservatory**

6'10" x 9'4"

With uPVC double glazed triple aspect windows, polycarbonate roof, uPVC double glazed French patio doors to the rear aspect, pedestrian door to the side aspect, modern wooden flooring.

### **Bedroom 1**

11'0" x 8'5"

Double bedroom with uPVC double glazed window, built in storage cupboard.

### **Bedroom 2**

8'10" x 8'5"

Double bedroom with uPVC double glazed window, built in storage cupboard.

### **Bedroom 3**

7'10" x 6'6"

With uPVC double glazed window.

### **Bathroom**

5'6" x 6'7"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin and w.c. set into featured vanity unit, tiled walls and flooring, extractor fan, uPVC double glazed window.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is paved and gravelled for ease of maintenance and features an abundance of established plants, trees and shrubbery to the borders. There is a raised decked seating area which is perfect for relaxing in the sunshine or outdoor dining. A gate to the side of the house provides access to the front garden.

### **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.

### **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.

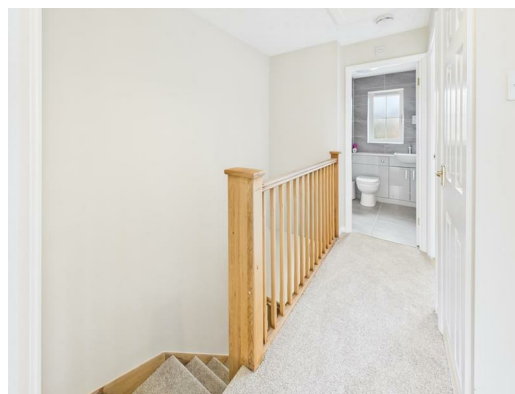
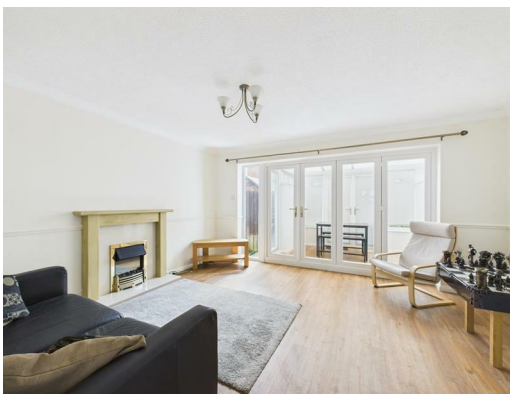
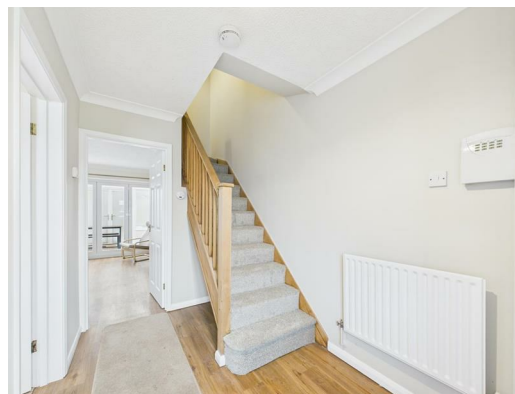
### **Opening hours**

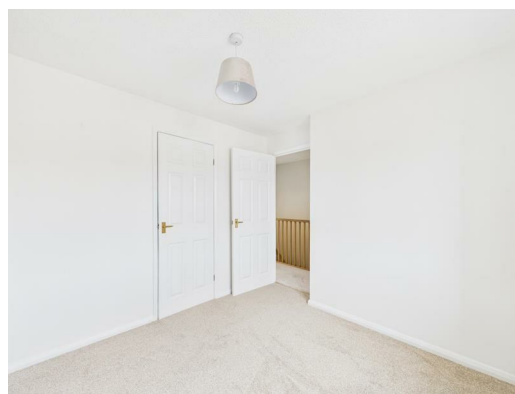
Monday to Friday 9.00 a.m to 5.00 p.m.

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.

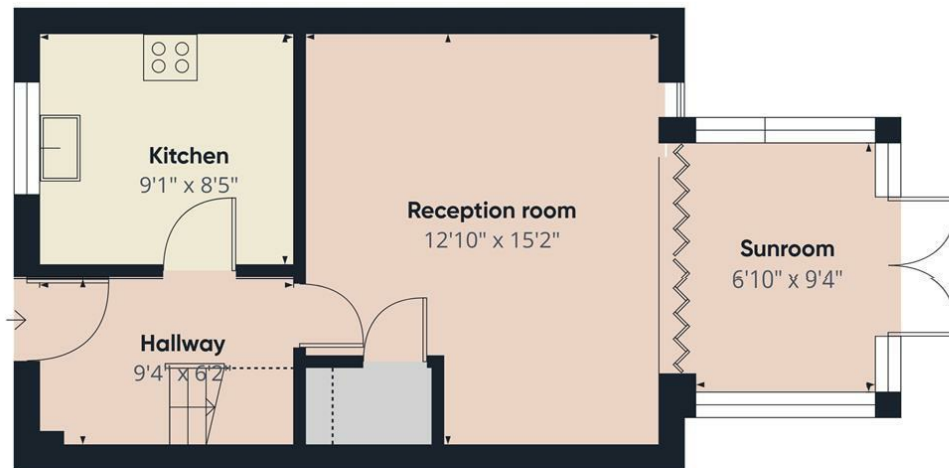




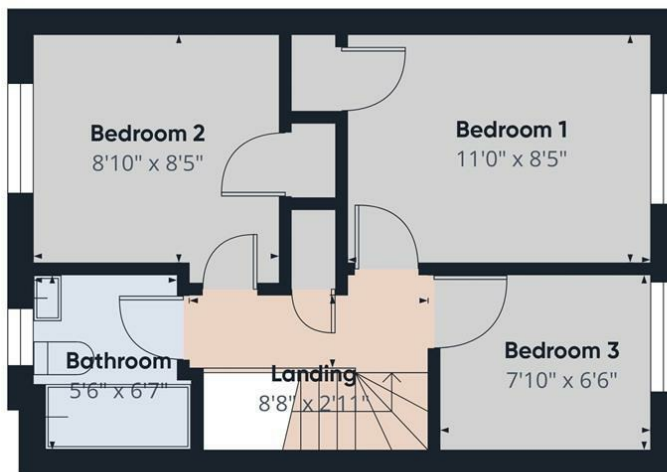








Floor 0



Floor 1

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

719 ft<sup>2</sup>

Reduced headroom

11 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 office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round and you will find number 23 on your left hand side.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) 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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

