



CHOICE PROPERTIES

Estate Agents

34 Keddington Road,
Louth, LN11 0AU

Price £186,200



Choice Properties are delighted to bring to market this stunning two bedroom mid terraced house situated on Keddington Road located in the thriving market town of Louth. The property benefits from large windows and generously sized rooms throughout which create a bright and airy interior which features two double bedrooms, a kitchen, a living room, a utility, a family bathroom, and a downstairs wc. To the exterior, the property boasts a fully enclosed rear garden with a laid to lawn area, a courtyard, and outbuildings. Early Viewing Is Highly Advised.

With the additional benefit of gas fired central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Entrance Hall

2'11 x 2'6

With uPVC entrance door. Tiled flooring. Opening to hallway.

Hallway

2'11 x 10'9

Staircase leading to first floor landing. Radiator. Power points. Internal door to kitchen. Consumer unit.

Kitchen

12'1 x 11'5

Fitted with a range of wall and base units with work surfaces over. Breakfast bar. Single bowl sink with mixer tap and drainer. Space for five ring range cooker with tiled splashback and extractor over. Integral fridge freezer. Beamed ceilings. uPVC window to rear aspect. Power point. Understairs storage cupboard. Opening to hallway. Integral door to utility room

Living Room

12'0 x 10'5

With impressive feature inset wood burner with tiled hearth and surround and hardwood mantel. Impressive walk in bay uPVC window to front aspect flooding the room with natural light. Radiator. Power points. Tv aerial point. Telephone point.

Utility Room

7'2 x 9'2

Fitted with work surfaces. Plumbing for washing machine. Plumbing for a dishwasher. Space for dryer. External uPVC door leading to rear garden. uPVC window to side aspect. Radiator. Power points. Integral door leading to downstairs wc.

Downstairs WC

7'1 x 2'3

Fitted with a wash hand basin set over vanity unit with chrome mixer tap and a push flush wc.

Landing

5'11 x 7'1

Internal doors to all first floor rooms. Access to loft via loft hatch. Power point.

Bedroom 1

13'5 x 10'6

Large double bedroom with large fitted wardrobes with sliding mirrored doors. Two uPVC windows to front aspect. Radiator. Power points. Radiator. Telephone point.

Bedroom 2

10'11 x 11'6

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

Bathroom

7'2 x 11'7

Fitted with a four piece suite comprised of a free standing double ended bath with chrome mixer tap, a fully tiled shower cubicle with traditional and rainfall shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Fitted base units and storage cupboard. Part tiled walls. Heated towel rail. Frosted uPVC window to rear aspect aspect.

Garden

The property benefits from a fully enclosed garden to the rear with fencing to the perimeter. The rear garden is split into two sections, the first section is a laid to lawn area found at the far end of the garden. This area is lined with various plants and shrubs which add life and colour to the garden space. The second area is a courtyard space found immediately behind the property. This area features block paving and provides an ideal place for outdoor seating. The garden further benefits from being south facing. Also found in the rear garden are two brick built outbuildings providing outdoor storage space. The rear garden can also be directly accessed from the front of the property via a side alleyway that leads to a side pedestrian access gate.

Parking

The property doesn't has any assigned parking but on the road parking is available immediately in front 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

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

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

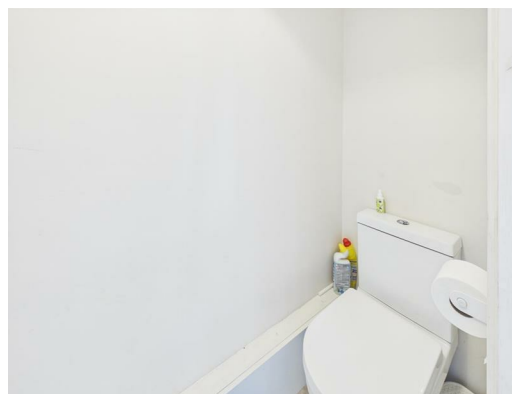
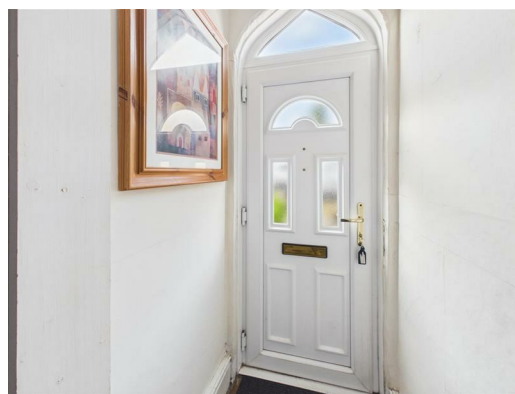
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

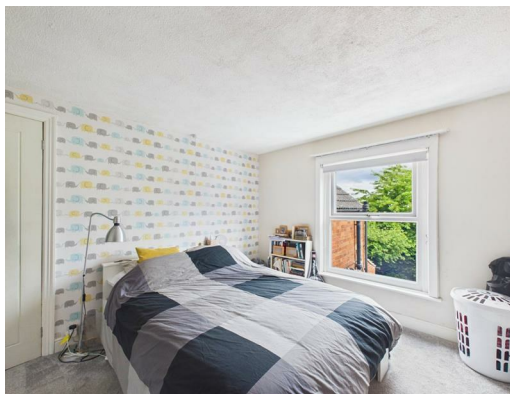
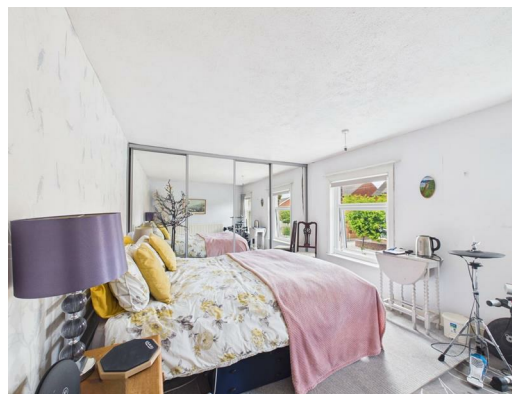
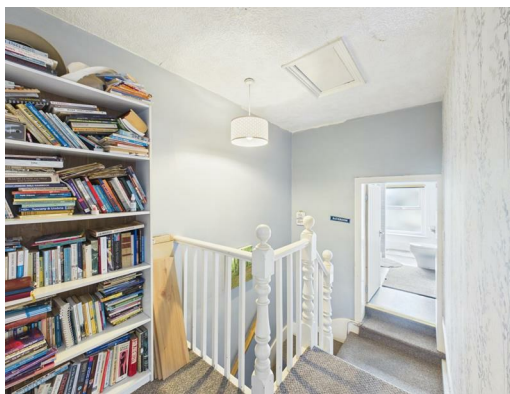
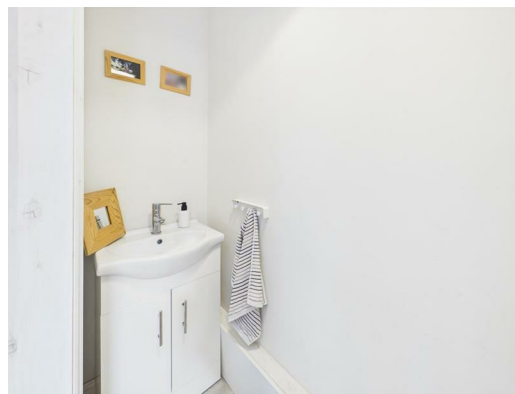
Making An Offer

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.

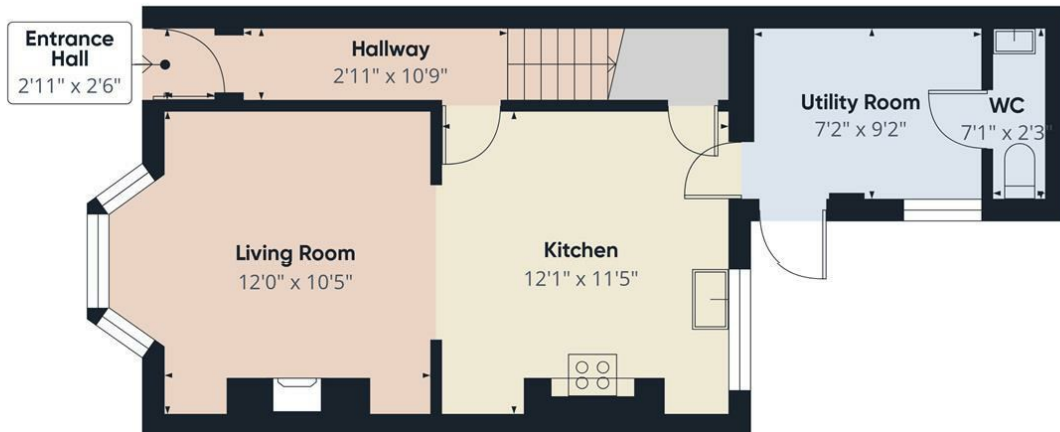
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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
859 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

From our Louth office 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. Head straight across at the crossroad and you will find the property a short way along on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

