



# CHOICE PROPERTIES

*Estate Agents*

6 Charles Avenue,  
Louth, LN11 0BG

Price £260,000



Choice Properties are delighted to bring the market this generously sized three bedroom detached house situated on Charles Avenue located in a sought after position in the thriving market town of Louth. The property benefits from spacious rooms and large windows throughout which create a bright and airy interior which features three double bedrooms, a kitchen, a living room with space for dining area, a shower room, and a downstairs wc. To the exterior, the property boasts a beautifully presented garden space with far reaching views, a block paved driveway with space for two vehicles, and an attached garage. With No Onward Chain, Early Viewing Is Highly Advised.

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

### **Entrance Hall**

5'10 x 2'8

With sliding uPVC entrance door. Stained glass uPVC door leading to hallway. Window to front aspect.

### **Hallway**

9'6 x 8'1

Staircase leading to first floor landing with stair lift. Internal doors to all ground floor rooms. Radiator. Power points. Tv aerial points.

### **Kitchen**

10'2 x 8'2

Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink with mixer tap and drainer. Space for range cooker with extractor hood over. Space for two under counter fridge freezers. Part tiled walls. Large uPVC window to front aspect.

### **Living Room**

10'1 x 20'3

Spacious room fitted with an electric fireplace with tiled hearth, surround and mantel. Large uPVC window overlooking the rear garden. Space for dining room table. Two radiators. Power points. Large sliding uPVC door leading to rear garden.

### **Downstairs WC**

2'11 x 5'0

Fitted with a low level wc. Window to side aspect.

### **Landing**

6'0 x 5'8

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

### **Bedroom 1**

10'1 x 17'0

Double bedroom with dual aspect uPVC windows. Large fitted wardrobe with sliding door. Airing cupboard housing the hot water tank. Radiator. Power points.

### **Bedroom 2**

10'8 x 11'4

Double bedroom with large uPVC window to rear aspect providing far reaching views. Plethora of fitted wardrobe space. Radiator. Power points.

### **Bedroom 3**

12'3 x 8'7

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

### **Shower Room**

7'2 x 5'5

Fitted with a three piece suite comprised of a waterproof panelled corner shower cubicle with electric shower, a low level wc, and a pedestal wash hand basin. Part tiled walls. uPVC window to side aspect. Extractor.

### **Garage**

14'8 x 8'2

Single attached brick built garage fitted with power and lighting and electric roller garage door. 'Worcester' gas boiler. Consumer unit. Gas and electric meters. Window to side aspect.

## **Gardens**

The property benefits from garden space to both the front and the rear of the property. The front garden is part lawn and part gravelled and is lined with various plants and shrubs. The rear garden is predominantly laid to lawn but also features a patio which is ideal for outdoor seating and alfresco dining. The patio further benefits from far reaching views to the rear overlooking Louth. The rear garden is separated into two tiers and features a plethora of plants, trees, and shrubs which add an abundance of life and colour to the space. The rear garden also boasts a footpath that leads from the patio and stretches across the garden to the rear end. The gardens also benefits from a timber shed and outdoor water.

## **Driveway**

Block paved driveway providing off the road parking for two 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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.  
Tel 01507 860033.

## **Opening Hours**

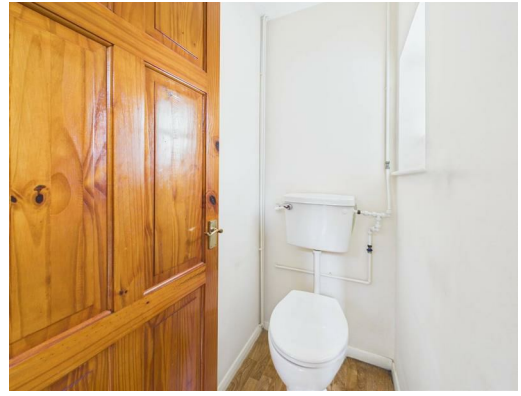
Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

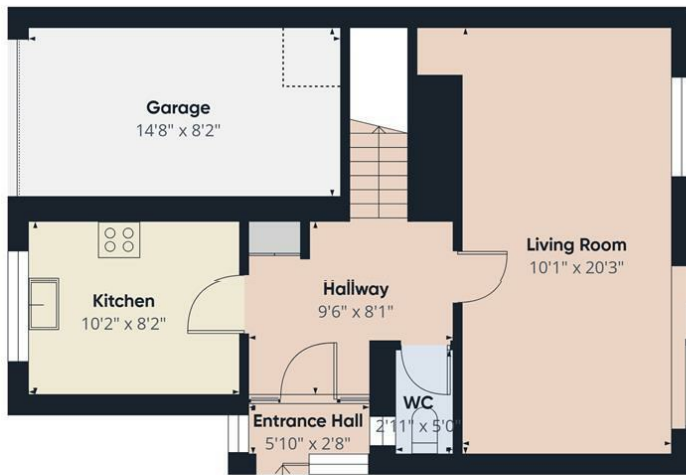
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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<sup>(1)</sup>

1086 ft<sup>2</sup>

Reduced headroom

7 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.

GIRAFFE360

# Directions

From our Louth office head east along Eastgate until you reach a mini-roundabout where you head straight on, at the next mini-roundabout head left onto Ramsgate and continue until the next mini-roundabout where you head left onto Newbridge Hill. Continue until the next mini-roundabout where you will head right onto Keddington Road. Continue for 400m then turn right onto Grosvenor Road. Follow this road round to the left where it becomes Charles Avenue and you can find the property immediately on your right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current		Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-60) 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				

