CHOICE PROPERTIES
Estate Agents

Aylsham High Bridge Road, Louth, LN11 0QB

Price £400,000

Nestled in the charming village of Alvingham, Louth, this spacious detached house on High Bridge Road offers an ideal family living environment. With four well-proportioned bedrooms, this property provides ample space for both relaxation and privacy. The three reception rooms are perfect for entertaining guests or enjoying family time, ensuring that there is always a comfortable area to unwind.

The house boasts a delightful private garden, where you can enjoy the tranquillity of village life while surrounded by nature. The outdoor space is perfect for children to play or for hosting summer barbecues with friends and family. Additionally, the property features a driveway with a turning space, along with a double garage, providing convenient parking and storage options.

The property has the benefit of Oil fired central heating and UPVC double glazing. Internally the spacious well laid out accommodation consists of:

Covered entrance door to:

Entrance Hallway
11'3" x 7'2"
Staircase to the first floor landing. Radiator. Telephone point. Smoke alarm.

Cloakroom W.C.
5'9" x 2'10"
With w.c. and wash hand basin. Tiled floor. Part tiled walls.

Study
8'2" x 5'4"
Radiator. Telephone point.

Lounge
17'10" x 12'3"
Open fire set in feature surround. Radiator. Sliding patio door to the rear. Open plan leading through to:

Dining Room
10' x 8'3"
Radiator. Serving hatch to kitchen.

Kitchen/Breakfast Room
23' x 14'7" to widest dimensions
L-shaped. Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Integrated oven and hob with filter hood over. Radiator. Double doors leading out to the rear patio.

Utility Room
11'8" x 5'9"
Fitted base units with work surfaces over. Stainless steel sink unit. Radiator. Door leading out to the rear garden.

First floor Landing
Radiator. Smoke alarm.

Bedroom 1
15'8" x 12'2"
Radiator. Fitted wardrobes.

Bedroom 2
11'8" x 11'2"
Radiator. Door to:

En suite Shower Room
11'10" x 3'
Shower enclosure with mixer shower, wash hand basin and w.c. Part panelled walls. Extractor fan.

Bedroom 3
10'1" x 9'
Radiator. Fitted storage cupboard.

Bedroom 4
10'3" x 8'11"
Radiator. Fitted storage cupboard.

Bathroom
10'4" x 8'5"
With four piece bathroom suite which consists of a free standing bath, shower enclosure with mixer shower, wash hand basin and w.c.. Part tiled and part panelled walls. Chrome heated towel rail. Spot lighting. Access to the loft area. Extractor fan.

Driveway
Gravelled driveway with turning area to the front of the garage.

Double Garage
18'10" x 18'3"
Two up and over garage doors. Personal door to the rear. Oil combination boiler which supplies the central heating and hot water. Electric consumer unit.

Gardens
To the front of the property is feature planting. To the rear is a privately enclosed garden which is laid to lawn with feature planting.

Tenure
Freehold

Council Tax
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 E.

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

Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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(1)

1903 ft²

Reduced headroom

10 ft²

(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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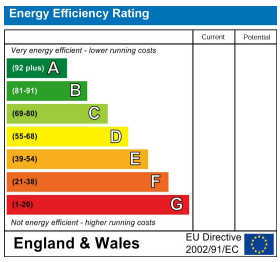
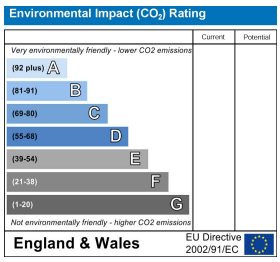
Directions

Exit Louth via Keddington Road and continue on this road for 4.5km (or alternatively exit Louth via Eastfield Road, turn left onto Ticklepenny lock and then right onto Alvingham Road and continue) into the village of Alvingham then turn left onto Church Lane. Continue for a further 150m then turn left onto Highbridge Road where the property can be found shortly along on your right hand side.