



# CHOICE PROPERTIES

## *Estate Agents*

14 Woburn Close,  
Louth, LN11 0HU

Price £215,000



Choice Properties are delighted to bring to market this beautifully presented three bedroom family home situated on Woburn Close located in the sought after market town of Louth. The property benefits from recent refurbishments in addition to generously proportioned rooms and large uPVC double glazed windows which create a bright and airy interior which features a modern kitchen/dining area, a spacious living room, three bedrooms and a family bathroom. To the exterior, the property boasts fully enclosed gardens to both the front and rear as well as various outbuilding including a timber built workshop fitted with power and lighting. Early Viewing Is Highly Advised.

Fitted with new windows, facias, and guttering and with the additional benefit of gas fired central heating, uPVC double glazing throughout, and all fitted blinds staying at the property, the generously proportioned and abundantly bright internal living accommodation comprises:-

### **Hallway**

With composite entrance door. Staircase leading to first floor landing. Tiled flooring. Thermostat. Internal door to living room. Opening to open plan kitchen/dining area. Storage cupboard with fitted shelving.

### **Kitchen/Dining Area**

26'8 x 14'3 (to furthest measurement)

Fitted with a range of wall and base units with work surfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with stainless steel splashback and pull out extractor hood over. Integral eye level twin oven. Space for fridge freezer. uPVC windows to three aspects. Plumbing for washing machine. Tiled flooring. Radiator. Power points. External uPVC door leading to rear garden. Consumer unit. Space for dining room table.

### **Living Room**

17'10 x 10'5

Fitted with a gas fireplace with quartz hearth and surround. Tiled flooring. Large uPVC window to front aspect. Sliding uPVC door leading to rear garden. Vertical flat panel Radiator. Traditional radiator. Power points. Tv aerial points.

### **Landing**

2'9 x 9'0

Internal doors to all first floor rooms. Two storage cupboards with one housing the gas combi boiler.

### **Bedroom 1**

10'4 x 9'10

Double bedroom with built in wardrobe space. Large uPVC window to front aspect. Radiator. Power points. Tv aerial point.

### **Bedroom 2**

9'7 x 10'10

Double bedroom with built in storage space. Dual aspect uPVC windows. Radiator. Power points. Access to fully boarded loft space via loft hatch with pull down loft ladder.

### **Bedroom 3**

7'9 x 8'0 (to furthest measurement)

Large single bedroom with fitted wardrobe space. Fitted shelving. Radiator. Power points. uPVC window to rear aspect.

### **Bathroom**

7'0 x 6'6

Fitted with a three piece suite comprising of a tiled double ended bath with chrome mixer tap and tiled shower over with shower screen, back to wall wc, and a large wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Chrome heated towel rail. Spot lighting. Two frosted uPVC windows to rear aspect. Wall mounted storage cabinet.

## **Gardens**

The property benefits from having fully enclosed garden space to both the front and rear and from being situated on a corner plot. The rear garden is fully enclosed with fencing to the perimeter. This garden is partially paved and partially decked for ease of maintenance and is lined with various plants and shrubs which add life and colour to the garden space. This area is ideal for outdoor seating or entertaining guests and is directly accessible via a pedestrian access gate that leads to Woburn Close. The front garden is larger than the rear due to the property being situated on a corner plot and is predominantly laid to lawn and features and impressive beech hedge and fencing to the perimeter. This garden is also lined with various plants and shrubs which add colour to the space and it also features a paved footpath leading from the front entrance door to the pedestrian access gate at Woburn Footpath.

## **Outbuildings**

The property benefits from a variety of outbuildings. These include a workshop fitted with lighting and power as well as various outdoor storage spaces.

## **Parking**

There is communal parking found to the rear 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](http://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**

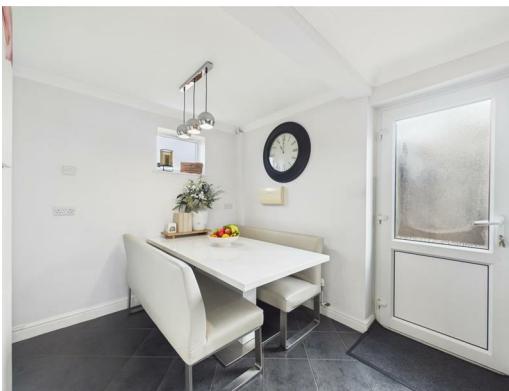
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.

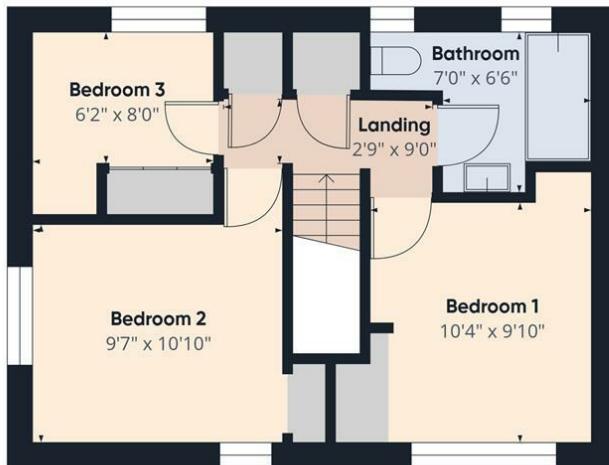
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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. 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>

827 ft<sup>2</sup>

Reduced headroom

2 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 St James Church head north along Grimsby Road. Continue to the end of this road then turn right onto North Holme Road and take your first right onto Arundel Drive. Continue for 300m then turn left onto Chatsworth Drive. Continue for 125m and you will find the property on your left hand side a short way down Woburn Footpath.

