



# CHOICE PROPERTIES

*Estate Agents*

207 Newmarket,  
Louth, LN11 9EJ

Reduced To £583,000



Choice Properties are delighted to bring to the market this expansive five bedroom detached house situated in the heart of Louth, just a short walk from the town centre and local amenities. This fantastic family home further benefits from desirable layout, several reception rooms and sits proudly upon an impressive and beautifully maintained plot. Early viewing is highly advised!

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

### **Hallway**

7'6" x 16'4"

With uPVC double glazed entrance door to the side aspect, staircase to the first floor and under stairs storage cupboard, wooden flooring.

### **Reception room**

12'8" x 17'0"

large uPVC double glazed feature Bay window to the front aspect overlooking beautiful views of the garden, gas fire set into featured surround, TV Aerial point, telephone point, double opening door leading into the reception room, uPVC double glazed pedestrian door to the front aspect.

### **Kitchen**

18'5" x 12'0"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring electric hob with featured extractor over, further stainless steel sink unit with drainer and mixer tap, plumbing for a dishwasher, integral fridge/freezer, central island, uPVC double glazed dual aspect windows.

### **Inner lobby**

5'5" x 5'4"

With uPVC double glazed door to the side aspect, door to:-

### **Utility room/W.c.**

6'3" x 5'8"

One bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, uPVC double glazed window.

### **Dining room**

14'8" x 11'11"

With uPVC double glazed bay window to the front aspect overlooking views of the garden, ample room for a dining table.

### **Landing**

4'11" x 11'1"

With doors to bedrooms and bathroom, uPVC double glazed window.

### **Bedroom 1**

12'10" x 16'0"

Remarkably spacious double bedroom with uPVC double glazed bay window, built in wardrobes.

### **Bedroom 2**

12'10" x 12'2"

Remarkably spacious double bedroom with uPVC double glazed bay window.

### **Bedroom 3**

10'8" x 11'11"

Spacious double bedroom with uPVC double glazed window.

### **Bedroom 4/Office**

9'3" x 17'5"

Spacious double bedroom or ideal office space, uPVC double glazed dual aspect windows.

### **Bedroom 5**

9'5" x 9'10"

Double bedroom with uPVC double glazed window.

## **Sitting room/ Hobby room**

9'11" x 15'4"

Spacious reception room with dual aspect uPVC double glazed windows.

## **Bathroom**

10'8" x 6'2"

Fitted with a four piece suite comprising panelled bath with single taps, corner shower cubicle with mains shower over, wash hand basin set into vanity unit, dual flush w.c., chrome heated towel rail, tiled splash backs, inset spot lights to the ceiling, uPVC double glazed window.

## **Cloakroom**

5'7" x 6'0"

With uPVC double glazed dual aspect windows, chrome heated towel rail.

## **Driveway**

Expansive driveway providing off road parking for multiple vehicles, including a caravan/motor home. Further driveway access via Marjorie Lane which the sellers also own.

## **Garden**

The plot sits proudly upon an attractive and generously sized plot which is enclosed with hedging and fencing to the boundaries. The garden is mostly laid to lawn and features an abundance of established plants, trees and shrubbery throughout. There are several secluded seating areas providing the perfect position for soaking up the sunshine or outdoor dining with family & friends.

## **Tenure**

Freehold.

## **Council tax band**

Local Authority - East Lindsey District Council,  
Tedder Hall,  
Manby Park,  
Louth,  
LN11 8UP  
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 F.

## **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**

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.

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>

1797 ft<sup>2</sup>

Balconies and terraces

14 ft<sup>2</sup>

(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 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 New Market. Continue on Newmarket and 207 can be found on your left hand side, shortly before the turning for Stewton Lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	71 79

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	

