



CHOICE PROPERTIES

Estate Agents

12 Chatsworth Drive,
Louth, LN11 0JA

Asking Price £229,950



Choice Properties are delighted to present this beautifully maintained and immaculately presented three-bedroom semi-detached home, ideally situated in the sought-after market town of Louth. Conveniently located within easy reach of local schools, shops, restaurants, public transport links, and healthcare facilities, this property is perfectly suited to families and professionals alike. The well-appointed accommodation comprises an inviting entrance hall, a spacious lounge, a modern kitchen/dining room with a useful walk-in pantry, a separate utility room, and a convenient cloakroom/W.C. To the first floor, the landing provides access to three generously sized bedrooms and a stylish family bathroom. Outside, the property benefits from a private, enclosed rear garden, ideal for relaxing or entertaining, along with a driveway providing ample off-road parking. This superb home is ready to move into and must be viewed internally to be fully appreciated. Early viewing is highly recommended.

Spacious and well presented accommodation comprising :

Entrance Hall

Stairs to first floor landing, under stairs storage cupboard, radiator.

Cloakroom

Window to rear, low level W.C, tiled floor.

Lounge

14'3 x 10'10

Double glazed windows to front and side, feature fireplace, radiator.

Kitchen / Dining Room

14'4 x 9'10

Double glazed French doors to rear opening to garden, double glazed window to side, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, range style cooker, built in extractor fan, built in dishwasher, space for appliances, part tiled walls, tiled floor, access to walk-in pantry cupboard.

Utility Room

Obscure double glazed door to rear opening to garden, space for appliances, tiled floor.

Landing

Loft hatch, access to:

Bedroom One

10'5 x 10'2

Double glazed window to rear, built in wardrobes, built in storage cupboard, radiator.

Bedroom Two

10'11 x 9'10

Double glazed window to front, built in wardrobes and chest of drawers, radiator.

Bedroom Three

10'9 x 6'11

Double glazed window to front, built in storage cupboard, radiator.

Bathroom

Two obscure double glazed windows to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, panelled bath, shower fitted above bath, part tiled walls, heated towel rail.

Garden

Patio area, decked area, lawned area, shed, side and rear access, fenced surround.

Driveway

Providing off road parking space. Outside tap.

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

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.

Opening Hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

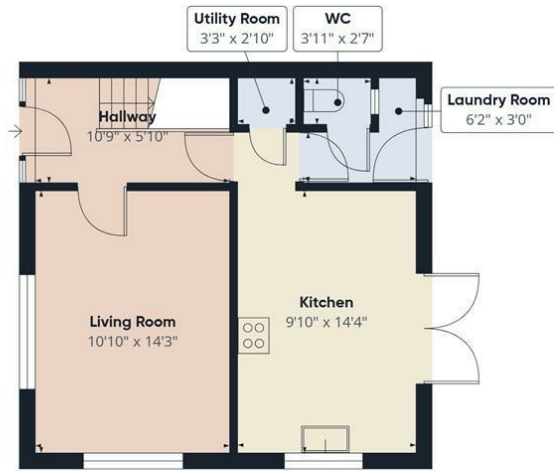
Viewing Arrangements

Contact Choice Properties on 01507 860033

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⁽¹⁾
831 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.

GIRAFFE360



Directions

Please use postcode of LN11 0JA to locate the property.

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	

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	

