



# CHOICE PROPERTIES

*Estate Agents*

The Three Gables Conisholme Road,  
Louth, LN11 7PS

Price £450,000



It is a pleasure for Choice Properties to bring to the market this most spacious four bedroom (one en-suite) detached house, sitting on a generously sized plot, with an expansive driveway, double garage and workshop. Situated in the idyllic village of North Somercotes; this charming house provides an abundance of living space, with two reception rooms, dining room, two kitchens and a sun room. Early viewing is most certainly advised to appreciate the space on offer and to avoid missing out on this beautiful home.

The well maintained accommodation features oil fired central heating; uPVC double glazing throughout and comprises:

### **Entrance Hall**

25'02" x 7'09"

uPVC front door leading into the entrance hall with oak flooring, wall lighting, the wall mounted 'Drayton' thermostat, a telephone point and doors to:

### **Reception Room**

15'07" x 11'08"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and fitted with a multi-fuel stove set on a feature hearth, TV aerial, oak flooring, wall lighting and double opening 'French' doors to the garden.

### **Sitting Room**

14'01" x 10'06"

Benefiting from double aspect windows including a bay window to front aspect and fitted with an electric feature fireplace set in a feature surround, wall lighting and a cupboard housing the wall mounted consumer unit.

### **Kitchen 1**

10'08" x 11'04"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, integrated electric oven, four ring 'Lamona' induction hob with extractor hood over, space for a freestanding fridge/freezer, space for a tumble dryer, space for a dishwasher and plumbing for a washing machine, inset spot lighting, side uPVC door and the kitchen also houses the 'Worcester' oil fired floor standing boiler; fitted approximately in 2016.

### **Kitchen 2**

10'08" x 9'06"

Fitted with a range of wall and base units with worktop over, one bowl ceramic butler sink with mixer tap, space for a freestanding 'Nobel Range' style cooker, tiled flooring, inset spot lighting and in an open pan design with the:

### **Dining Room**

10'09" x 9'07"

Providing ample space for a dining table and fitted with a telephone point and TV aerial. Opening through to the:

### **Sun Room**

14'00" x 9'09"

Benefiting from double aspect windows, a side door and double opening 'French' doors to the garden and fitted with inset spot lighting, loft access and a TV aerial.

### **WC**

6'03" x 3'06"

Fitted with a WC with cistern lever, pedestal hand wash basin with single hot and cold taps and oak flooring.

### **Landing**

25'01" x 7'09"

Spacious landing with doors to:

### **Bedroom 1**

10'09" x 14'03"

Spacious double bedroom featuring a door to the walk in wardrobe, wall lighting, a TV aerial and a door to the:

### **En-suite Shower Room**

7'08" x 4'10"

Fitted with a three piece suite comprising a large shower enclosure with mains fed shower head over, pedestal hand wash basin with mixer tap and tiled splashback and WC with cistern lever, wall lighting.

### **Walk in Wardrobe**

5'10" x 4'00"

With lighting; and providing shelving and railing for ample storage of clothing.

### **Bedroom 2**

14'02" x 11'03"

Spacious double bedroom with a built in double wardrobe and providing access to the loft.

### **Bedroom 3**

8'08" x 11'06"

Double bedroom.

### **Bedroom 4/Study**

6'06" x 11'07"

Versatile space currently being utilised as a home study.

### **Bathroom**

8'08" x 7'01"

Fitted with a three piece suite comprising a freestanding double ended bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with pull chain, wall lighting and the bathroom further features a built in airing cupboard housing the hot water cylinder.

### **Driveway**

The property is fronted by a low maintenance area laid with shingle to provide ample off road parking. There are large timber gates enclosing the rear of the property where a shingle driveway leads down to the garage at the rear of the plot where further off road parking is provided.

### **Double Garage**

18'00" x 18'01"

With two up and over doors, power and lighting, side door and two side windows.

### **Workshop**

12'00" x 12'01"

Fitted with two storage cupboards, power and lighting, side window, side door and loft access.

### **Garden**

To the rear of the property you will find a sizeable and well tended garden laid mostly to lawn with timber fencing to the boundaries. The garden additionally benefits from a block paved patio seating area as well as an array of well established shrubs and trees.

### **Tenure**

Freehold.

### **Viewing arrangements**

By appointment through Choice Properties on 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 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.

### **Council tax band**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

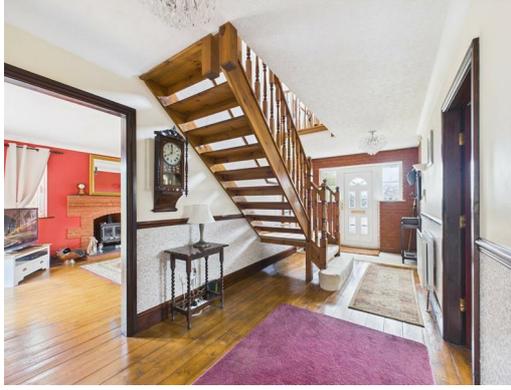
LN9 6PH

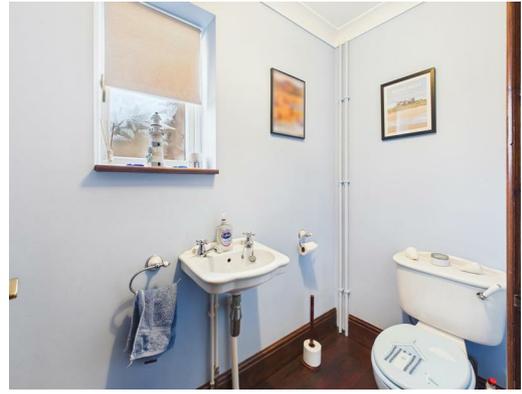
Tel. No. 01507 601 111

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 E.

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.





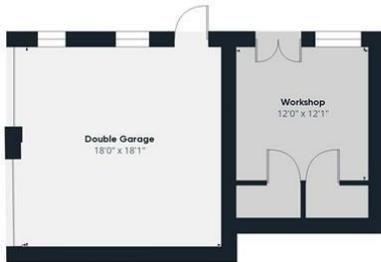




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
2328.77 ft<sup>2</sup>  
Reduced headroom  
19.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Use postcode LN11 7PS for directions to this property and you will find The Three Gables located on your left hand side, coming via Louth.

