CHOICE PROPERTIES

Estate Agents

159 Monks Dyke Road, Louth, LN11 8AR

Reduced To £180,000

Choice Properties are proud to present this bright and energy-efficient three-bedroom semi-detached home with solar panels, situated in the charming market town of Louth. Boasting easy access to local shops, cafes, schools, and the weekly market, with the Lincolnshire countryside close by, this property also benefits from secure gardens and a driveway with ample parking – ideal for families or professionals alike.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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Offering a bright and spacious atmosphere throughout and presented to a neutral and well-maintained standard, the thoughtfully laid-out accommodation comprises:-

Entrance
10'7" x 6'9"
Bright and spacious entrance hallway providing access to the ground floor WC, kitchen, living room and staircase to the upper floors. The electric consumer unit is also located within the hallway.

Kitchen
10'8" x 11'1"
Bright and airy kitchen offering ample storage with wall-mounted and base units. Features include an integrated fridge, space for a cooker and washing machine, and a breakfast bar area. The walls are partially tiled, and there is access to the rear lobby. A large window provides plenty of natural light.

Reception Room
12'9" x 18'6"
Very spacious reception room, currently arranged as a living room, with sufficient space for a dining area. Features include a character electric fireplace and neutral light grey carpeting. Sliding uPVC doors provide easy access to the rear garden.

Rear Lobby
7'2" x 3'11"
Useful additional space providing access to both the front and rear gardens. The rear lobby also benefits from a spacious storage cupboard and a WC, offering convenient and practical access.

W.C
2'5" x 4'11"
Located at the bottom of the stairs, this ground floor WC benefits from a window providing plenty of natural light. The Prima boiler is also housed within this room.

Landing
5'6" x 4'11"
Landing providing access to all three bedrooms and the bathroom. A window allows for natural light. The loft is also accessed from the landing and is boarded, with a ladder and electricity.

Bedroom 1
10'9" x 10'9"
Very spacious bedroom featuring a full wall of built-in sliding mirror wardrobes. Includes a radiator, large window, and neutral carpeting.

Bedroom 2
10'8" x 10'8"
Spacious bedroom with room for all standard bedroom furniture, including a bed, wardrobe, and drawers. Features a window, radiator, and neutral carpeting.

Bedroom 3
9'10" x 7'4"
Neutrally decorated bedroom with plenty of natural light from the window. The room also has a radiator.

Bathroom
7'8" x 7'3"
Bathroom featuring an over-bath shower, sink, and a storage cupboard. The walls are tiled around the shower, and the room is neutrally decorated. A radiator and window complete the space.

Gardens
Partially block-paved and partially laid to lawn, the secure rear garden is fully fenced and features some shrubs, offering a low-maintenance space or a gardener's opportunity. A brick storage shed is attached to the rear lobby. The front garden features a generous lawn with a pathway leading to the front door. Boundaries are defined by hedges and fencing, providing privacy and a welcoming entrance.

Driveway
Driveway providing ample parking for multiple cars. There is also access to the rear lobby from the end of the driveway.

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

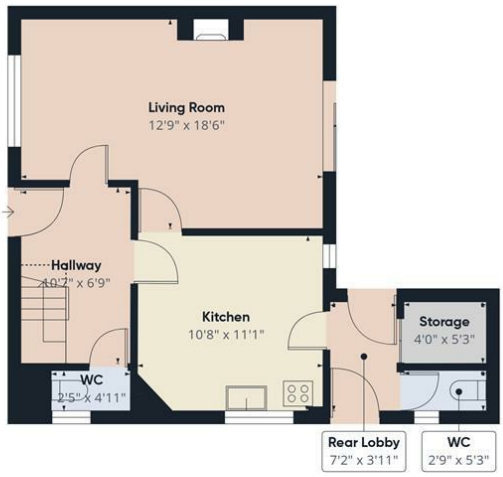
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements
Viewings by appointment through Choice Properties, Louth, Tel 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 gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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(1)

883 ft²

Reduced headroom

8 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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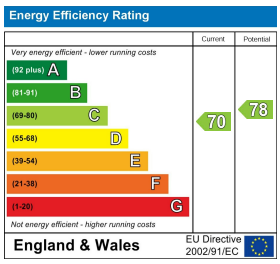
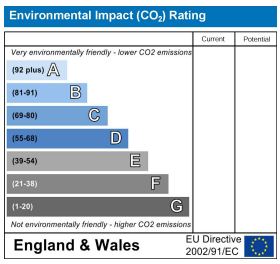
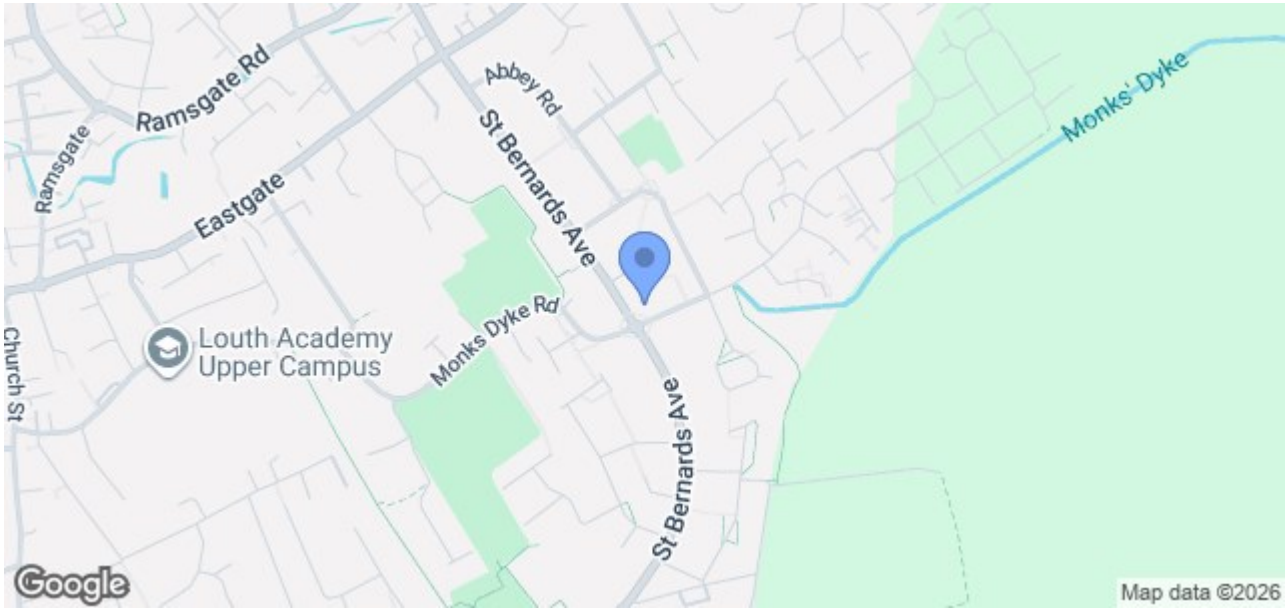
Directions

Please put the post code LN11 8AR into your maps, this will take you to Monks Dyke Road. If you continue along towards Saint Bernards Avenue, you will come across a mini roundabout, go straight across this and the property will be the first on your left.