



CHOICE PROPERTIES

Estate Agents

21 Fulmar Drive,
Louth, LN11 0ST

Price £189,950



Choice Properties are delighted to bring to the market this spacious and well presented three bedroom semi-detached house, located just a short distance from the town and local amenities. Benefitting from a spacious kitchen/diner, privately enclosed rear garden, driveway and garage, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing throughout, this well presented accommodation comprises:

Entrance Porch

uPVC entrance door. Radiator.

Reception Room

Light and airy reception room with large picture window to the front. Understairs storage cupboard. Thermostat controls. Radiator.

Lobby

Staircase to the first floor landing.

Kitchen/Diner

Fitted with a stylish kitchen comprising a range of wall and base units with work surfaces over, resin sink unit and drainer with mixer tap, integrated electric oven and four ring induction hob with extractor over, plumbing and space for a dishwasher, washing machine and dryer. Space for a large freestanding fridge/freezer. Part tiled walls. Ample space for a dining table. Double opening patio doors leading to the garden. Radiator.

First Floor Landing

With loft access, radiator and doors to:

Bedroom 1

Spacious double bedroom with built in wardrobe. Radiator.

Bedroom 2

Double bedroom with built in wardrobe. Radiator.

Bedroom 3

Radiator.

Bathroom

Fitted with a modern three piece suite comprising a bath tub with shower and shower screen over, wall hung hand wash basin with mixer tap, and dual flush wc. Part tiled walls. Tall towel radiator.

Driveway

Providing ample off road parking.

Garage

With an up and over door, power and lighting.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid to lawn and paving slabs for ease of maintenance.

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 B.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Monday - Friday: 9am - 5pm

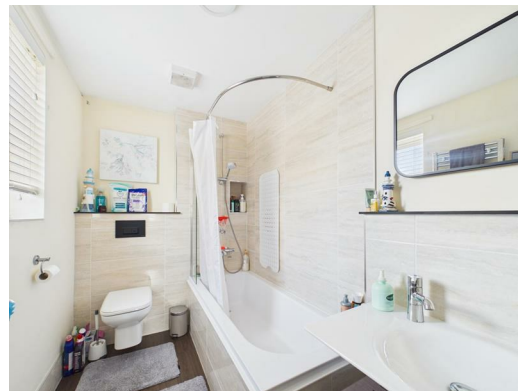
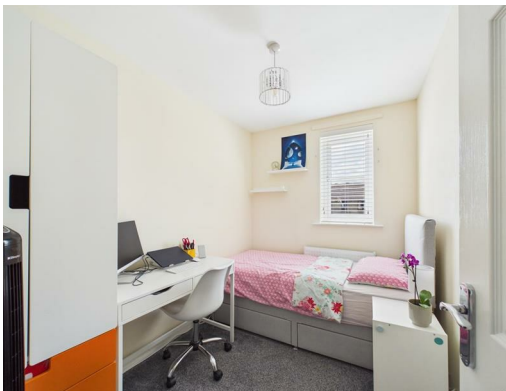
Saturday: 9am - 3pm

Making An Offer

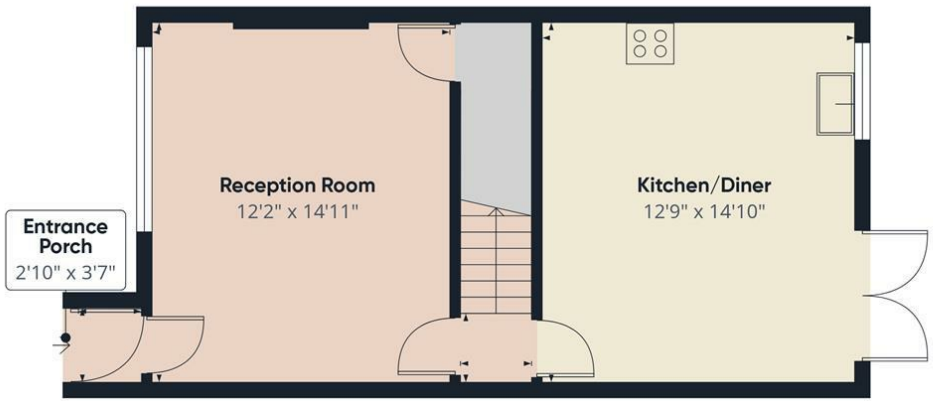
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

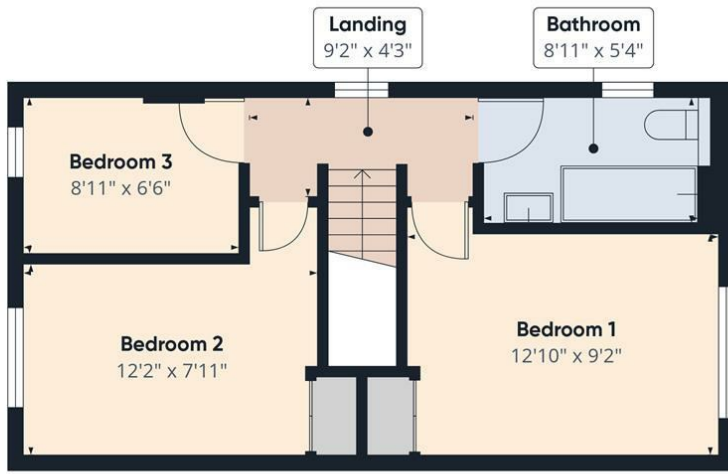
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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^m
806 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.

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Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			74
(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	

