CHOICE PROPERTIES

Estate Agents

14 Lyndon Way, Louth, LN11 0BH

Reduced To £230,000

Choice Properties are delighted to bring to the market this spacious and well maintained two bedroom detached bungalow situated in a most sought after location. This fantastic property further benefits from solar panels which are owned outright and generate approximately £1000 per year as well as an air source heat pump with 2 years warranty. Furthermore the property offers a driveway & carport and stands proudly upon a generously sized garden. Viewing is highly advised.

Offering generously proportioned rooms throughout, the well laid out accommodation comprises:-

Kitchen
11'8" x 8'6"
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring gas hob with stainless steel extractor hood over, integrated fridge/freezer, plumbing for a washing machine. built in storage cupboard, wall mounted Worcester boiler, partly tiled walls, pedestrian entrance door to side aspect, further door to:-

Reception Room
14'10" x 13'3"
Spacious reception room, TV Aerial point, telephone point, door to rear porch and sun room.

Sun Room
4'10" x 8'9"
Light and area room with seating space.

Rear Porch
4'10" x 4'2"
Built in storage cupboard, opening into the sun room.

Lobby
3'3" x 3'0"

Bedroom 1
13'5" x 9'11"
Spacious double bedroom.

Bedroom 2
9'11" x 11'11"
Spacious double bedroom.

Bathroom
6'4" x 8'6"
Fitted with a three piece suite comprising panelled bath with single taps and electric shower over, pedestal wash hand basin with single taps, tiled splash backs, built in airing cupboard, loft access - partly boarded.

Driveway
Paved driveway providing off road parking for several vehicles.

Garage
16'1" x 8'2"
Up and over door, power and lighting.

Car port
18'4" x 8'2"
Spacious car port providing extra parking.

Garden
The front of the garden is laid to lawn with hedged borders. To the side of the bungalow there is a timber gate which provides access to the rear of the property. The rear garden is very impressive and generously sized. Its mainly laid to lawn and adorned with the most beautiful variety of plants, trees and shrubbery throughout. The garden is privately enclosed and secure. There is a greenhouse and timber shed included in the sale.

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

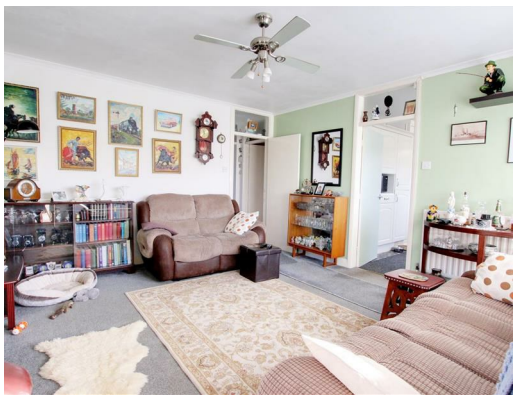
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - B. Amount payable for 2022/2023 is £1,554.98.

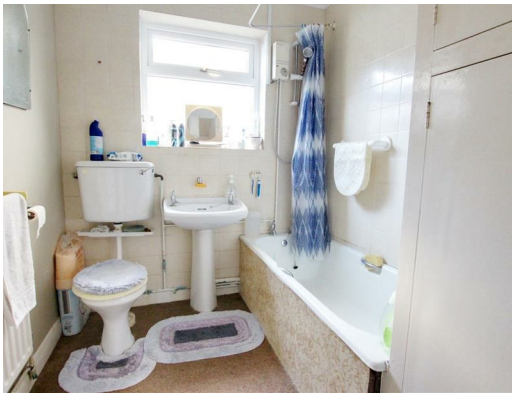
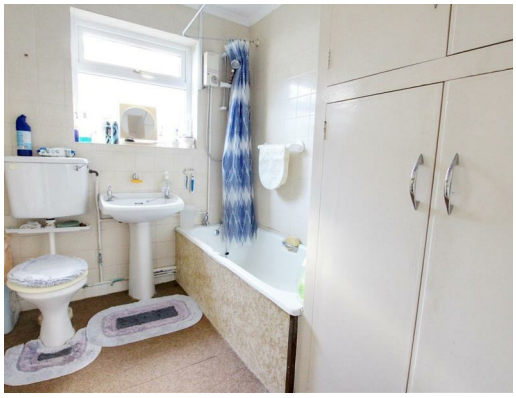
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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 to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 1.00 p.m.

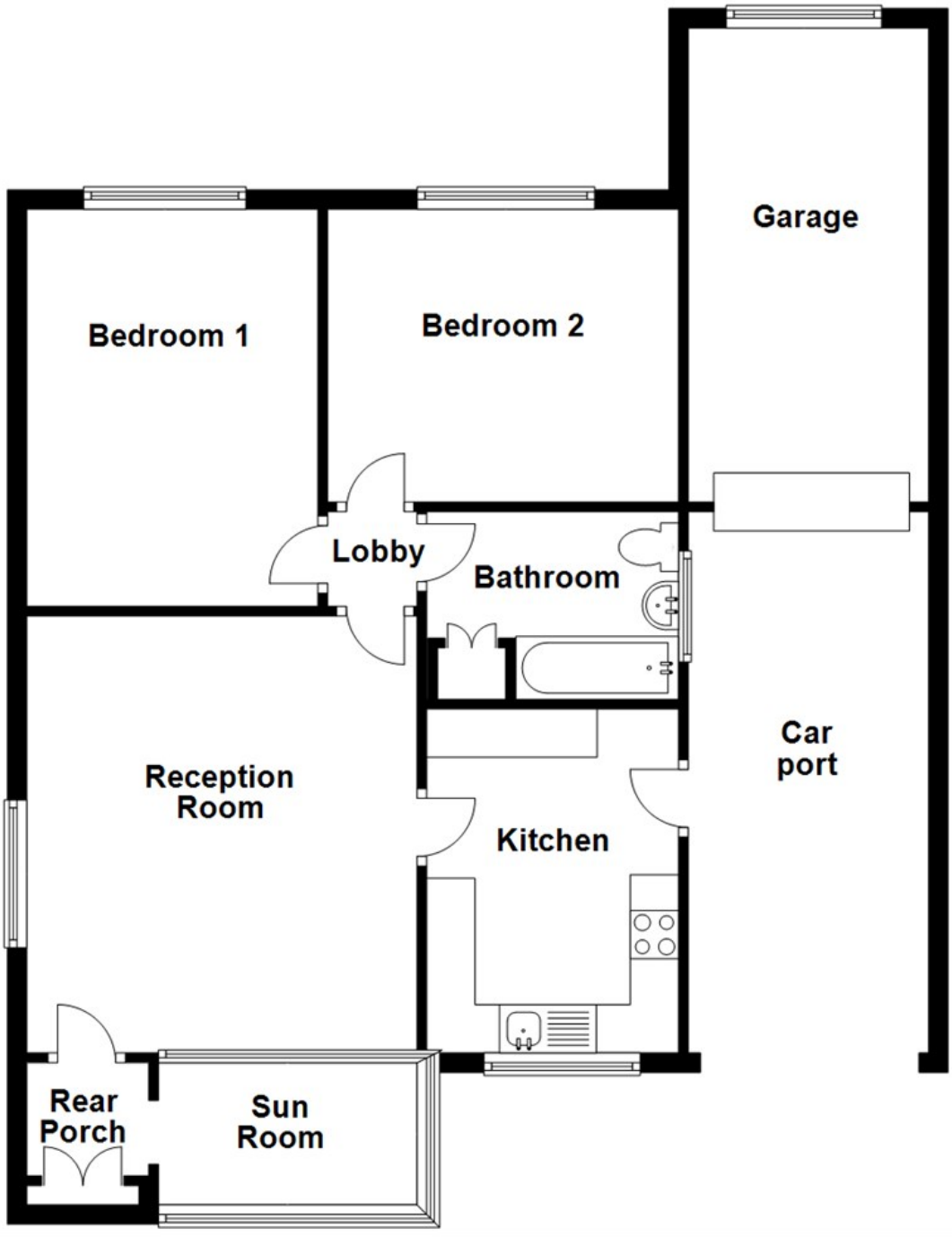
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 860033.

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.



Ground Floor



Directions

Please use the postcode LN11 0BH for directions to the property.