



# CHOICE PROPERTIES

*Estate Agents*

50 Crowtree Lane,  
Louth, LN11 9LN

Price £295,000



**STUNNING 3-BEDROOM SEMI DETACHED HOME WITH PLANNING PERMISSION TO EXTEND AND LOCATED IN ONE OF LOUTH'S MOST PRESTIGIOUS POSTCODES.**

Situated in an elevated position within a most sought after location, this attractive semi detached 3 bedroom house offers spacious, bright & airy accommodation perfect for modern day family living. Ideally located for the town centre and all local amenities this super property comes with approved planning permission to significantly enhance its footprint. Plans include the addition of a fourth bedroom, substantial extension to the lounge and conversion of the garage to an annexe offering further scope for extended family living or income generation. This is a rare opportunity to secure a characterful home with huge potential, don't delay, arrange a viewing today!

With the additional benefit of modern refurbishments, gas central heating, and uPVC double glazing throughout, the beautifully presented and generously sized internal living accommodation comprises:-

### **Hallway**

10'7 x 5'6

Fitted with a composite entrance door. Engineered wood flooring. Staircase leading to first floor landing. Understairs storage cupboard housing consumer unit and meters. Radiator. Power points with USB adaptability. Internal door to living/dining room.

### **Open Plan Living/Dining Area**

22'4 x 12'1

Spacious open plan living/dining area with grand walk-in bay uPVC window to front aspect. Large picture uPVC window to rear aspect boasting far reaching views. Plethora of uPVC windows to side aspect. Log burner set in fire place with slate hearth. Space for large dining room table. Engineered wood flooring. Two double radiators. Power points with USB adaptability. Internal door leading to kitchen.

### **Kitchen**

18'7 x 7'8

Capacious kitchen fitted with a range of gloss wall, base, and drawer units with granite effect work surfaces over. One and a half bowl stainless steel sink with chrome mixer tap and a drainer. The kitchen benefits from a variety of integral appliances including a 'NEFF' eye-level twin oven, a four ring induction hob with contemporary feature black gloss extractor hood over, integral dishwasher, and space and plumbing for a washing machine. Space for tall fridge freezer. Vertical flat panel radiator. Power points with USB adaptability. Inset spot lighting under wall units. Large uPVC window to side aspect. External uPVC door leading to garden terrace.

### **Landing**

8'4 x 3'11

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points.

### **Bedroom 1**

11'0 x 9'4

Double bedroom with dual aspect uPVC windows to rear aspect providing uninterrupted views. Built in storage cupboard. Fitted dressing table. Radiator. Power points. Dimmable light switch.

### **Bedroom 2**

10'9 x 11'1

Double bedroom with dual aspect uPVC windows to front aspect. Large wardrobe with sliding doors. Radiator. Power points. Infrared touch dimmable light switch.

### **Bedroom 3**

7'10 x 6'8

Single bedroom with uPVC window to front aspect. Radiator. Power points. Dimmable light switch.

### **Bathroom**

5'6 x 6'9

Fitted with a three piece suite comprising of a large panelled double ended bath with chrome twin taps, mosaic tiled surround, and a traditional shower over, a push flush wc, and a pedestal wash hand basin with chrome mixer tap and mosaic tiled splashback. Chrome heated towel rail. Tiled flooring. Spot lighting. Integrated storage cabinet. Frosted window to rear aspect.

### **Garden Room**

8'7 x 15'7

Fitted with power and lighting. uPVC entrance door. uPVC window to front aspect. Was previously a garage but has been converted into extra living space which has a variety of domestic uses including a potential home office. The garden room still retains the electric roller door allowing the potential for it to be converted back into a garage if necessary.

## **Gardens**

The property benefits from a plethora of garden space that is comprised of various areas. To the front of the property is a walled garden with gated access that leads towards the front door. This front garden is paved for ease of maintenance but features a variety of mature plants, shrubs, and hedges that inundate the area with life and colour. The rear garden is much larger than one would anticipate and features a multitude of areas including a raised patio area with beautiful views ideal for entertaining guests and currently used as a BBQ space, a further patio area which features outdoor seating space and benefits from storage space located underneath the kitchen extension, a laid to lawn area that is lined with a spectrum of colourful mature plants, trees, and shrubs, and finally a decking area located adjacent to the garden room providing the perfect space for an outdoor lounge and relaxing in the evenings. The rear garden further benefits from being fully enclosed and south-westerly facing and is directly accessible via two pedestrian side access gates that lead directly onto Irish Hill and to the car port respectively. The garden also features outdoor taps, lighting, and power.

## **Driveway**

The property benefits from a driveway with car port over providing off the road parking space for a vehicle. This driveway is accessible via Irish Hill.

## **Planning Permission**

The property further benefits from planning permission to extend the current property. The planning grants permission for a further living space to be erected off the side of the current open plan living/dining area with storage underneath a sun terrace, it also permits for there to be an extension of the current garden room so it can be further converted into a granny annex. Full information regarding the planning permission can be found via the reference N/105/01421/24.

## **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](http://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**

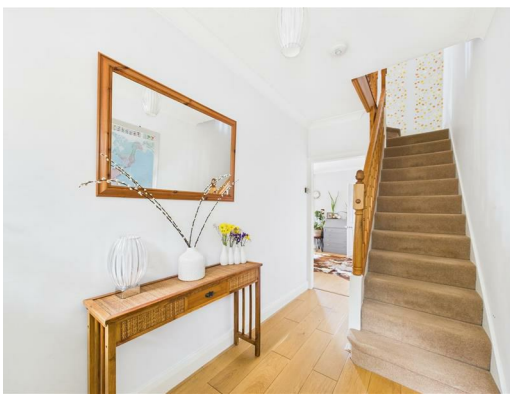
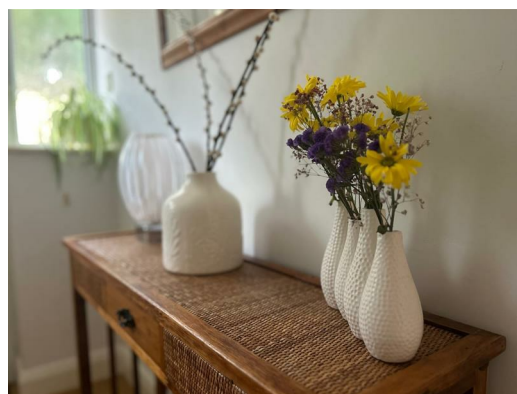
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

## **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.



















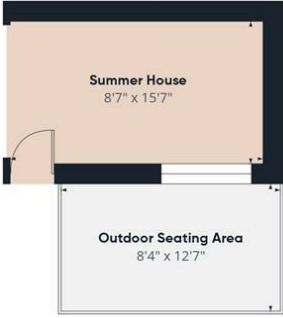




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

<b>Approximate total area<sup>(1)</sup></b>
1088 ft <sup>2</sup>
<b>Balconies and terraces</b>
435 ft <sup>2</sup>
<b>Reduced headroom</b>
104 ft <sup>2</sup>

(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

From St James Church, head south along Uppgate for 100m then turn right onto Gospelgate. Continue to the end of gospel gate then turn left onto Edward street and immediately right onto Crowtree Lane. Continue down Crowtree Lane for 250m and your will find the property on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

