



CHOICE PROPERTIES

Estate Agents

12 Lyndon Way,
Louth, LN11 0BH

Price £215,000



Choice Properties are delighted to bring to market this stunning two bedroom detached bungalow situated on Lyndon Way located in the thriving market town of Louth. The well positioned property benefits from generously sized rooms which include two bedrooms, a living room, a kitchen, a conservatory, and a family bathroom. To the exterior, the property boasts beautiful gardens to both the front and rear, a spacious driveway, an integral garage, and solar panels which are owned outright. With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway

10'9 x 8'2 (to furthest measurement)

With uPVC entrance door. Internal doors to all rooms. Built-in airing cupboard housing the hot water tank and fitted shelving. Access to loft via loft hatch. Radiator. Power points.

Living Room

15'3 x 10'10

With large uPVC window to front aspect. Electric fireplace with quartz hearth and surround. Radiator. Power points. Tv aerial points.

Kitchen

10'4 x 10'6

Fitted with wall and base units with work surfaces over. Single bowl sink with mixer tap and drainer. Four ring electric hob with pull out extractor hood over. Integral oven. Integral microwave. Space for fridge freezer. 'Ideal' gas boiler. Plumbing for washing machine. Dual aspect uPVC windows. Part tiled walls. Power points.

Bathroom

5'5 x 7'3

Fitted with a three piece suite comprising of a panelled bath with chrome mixer tap and an electric shower over, a pedestal wash hand basin with chrome mixer tap and tiled splashback, and a push flush wc. Part tiled walls. Chrome heated towel rail. Frosted uPVC window to side aspect. Wall mounted storage cabinet.

Bedroom 1

14'2 x 10'8

Double bedroom with large uPVC window to rear aspect. Built-in storage cupboard used as a fitted wardrobe. Radiator. Power points. Tv aerial point.

Bedroom 2

8'4 x 10'6

Single bedroom with sliding uPVC doors leading to the conservatory. Radiator. Power points.

Conservatory

9'9 x 10'5

With dual aspect uPVC windows. French uPVC doors leading to the rear garden. Tiled flooring. Ceiling fan. Power points. Tv aerial point. Internal door to garage.

Garage

17'0 x 8'3

Integral brick built single garage fitted with power and lighting and an up and over garage door. Window to rear aspect. Wall mounted storage cabinet.

Gardens

The property boasts mature gardens to both the front and the rear of the property. The front garden is found adjacent to the driveway and features mature plants and shrubs which bring life and colour to the space. The rear garden is the larger of the two garden spaces and is fully enclosed and predominantly laid to lawn. The rear garden features a patio area which is ideal for outdoor seating. There is a stone footpath that leads from this patio to the rear of the garden where outbuildings such as a garden shed and greenhouse can be found. The rear garden also benefits from a range of mature trees, plants, and shrubs which add a plethora of life and colour.

Driveway

The property benefits from a paved driveway providing off the road parking for up to three vehicles.

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

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG.
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.









Approximate total area^m
875 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

From our Louth office 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 take the right hand turning onto Keddington Road. Head straight across at the crossroad and continue on Keddington Road for a further 500m then turn left onto Lyndon Way. The property can be found a short way along on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			67
(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	

