CHOICE PROPERTIES

Estate Agents

81 Grimsby Road, Louth, LN11 0EA

Reduced To £350,000



Choice Properties are delighted to bring to market this beautiful four bedroom detached town house situated on Grimsby Road located in the thriving market town of Louth. This generously proportioned and abundantly bright property features well presented rooms throughout the interior including a kitchen, living room, dining room, bathroom, downstairs w.c, and garage. To the exterior, the property boasts a fully enclosed garden and a spacious driveway. Early Viewing Is Highly Advised.

The Property Ombudsman
naea | propertymark PROTECTED

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

Hallway
14'0 x 8'0
With UPVC entrance door. Internal doors to all ground floor rooms. Staircase to first floor landing. Recess under stairs. Radiator. Power points. Telephone points.

Living Room
21'11 x 11'11
With gas fireplace with tiled hearth and surround. UPVC French doors leading to the garden. Radiator. Power points. Tv aerial point. UPVC window to side aspect.

Kitchen
17'0 x 8'6
Fitted with wall, drawer, and base units with work surfaces over. Five ring gas hob with extractor hood over. One and a half bowl 'Lamona' stainless steel sink with mixer tap and drainer. Integral oven. Integral microwave. Integral fridge freezer. Integral dishwasher. Spot lighting. Part tiled walls. Tiled flooring. Breakfast bar. Dual Aspect UPVC windows. Radiator. Power points. UPVC external door to garden door.

Dining Room
15'10 x 12'0
With walk in bay UPVC window to front aspect. Gas fireplace with stone hearth and surround. Radiator. Power points. Tv aerial point. UPVC window to side aspect.

Downstairs WC
5'1 x 4'6
Fitted with a push flush w.c and a pedestal wash hand basin.

Landing
8'0 x 4'3
Internal doors to all first floor rooms. Access to loft via loft hatch. Power points.

Bedroom 1
15'9 x 11'6
Double bedroom with walk in UPVC bay window to front aspect. Chrome vertical flat panel radiator. UPVC window to side aspect. Power points.

Bedroom 2
13'0 x 11'6
Double bedroom with dual aspect UPVC windows. Radiator. Power points. Fitted bookcase.

Bedroom 3
17'9 x 9'11
Double bedroom with dual aspect UPVC windows. Radiator. Power points.

Bedroom 4
7'10 x 8'5
Double bedroom with UPVC window to front aspect. Radiator. Power points.

Bathroom
9'6 x 8'4
Fitted with a four piece suite comprising of panelled bath, corner shower cubicle, push flush w.c, and a pedestal wash hand basin. Chrome heated towel rail. Access to loft via loft hatch. Tiled flooring. Tiled walls to three aspects. UPVC window to rear aspect.

Garage
18'1 x 10'2
Fitted with power and lighting and an up and over garage door. Consumer unit. 'Ideal' gas combi boiler. UPVC pedestrian access door to rear.

Garden
To the rear of the property is a private, fully enclosed, laid to lawn garden with hedges and fences to the perimeter. The rear garden further benefits from both a patio area and a decking area allowing there to various places ideal for outdoor seating. The rear garden is accessible via side entrance gate which leads round to the driveway. The property also has a smaller laid to lawn front garden adjacent to the driveway. Both gardens are home to mature plants, trees, and shrubbery which add life and colour to the garden.

Driveway
To the front of the property is a paved driveway providing of 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 D.

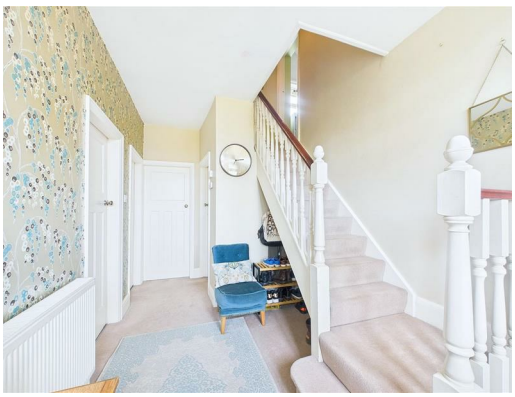
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

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 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.



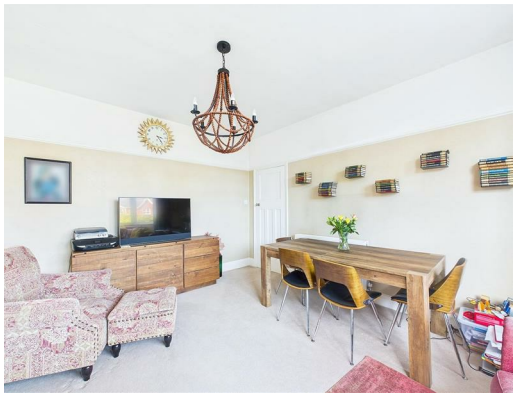






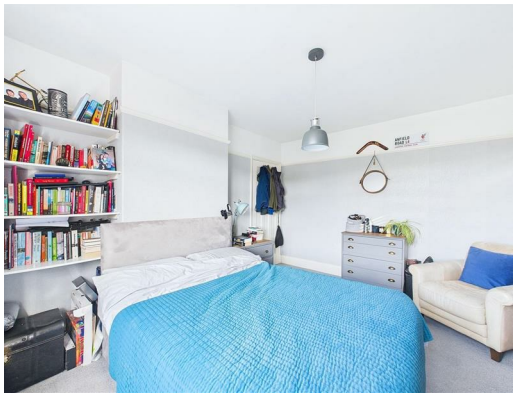























Floor 0



Floor 1

Approximate total area(1)

1570.55 ft²

Reduced headroom

67.42 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From St James' Church head north along Grimsby Road for 850m then turn left onto a private road that runs parallel with Grimsby Road. The property can be found 50m along this private road on your left hand side.

