CHOICE PROPERTIES

Estate Agents

16 Barley Road, Louth, LN11 8GS

Price £275,000

Choice Properties are delighted to offer for sale this spacious four bedroom (one en-suite) detached house, occupying a pleasant position in the popular Hubbards Walk development on the outskirts of Louth. This impressive property offers ample living space and generously sized enclosed gardens to the rear, and is currently undergoing a number of upgrades by the current sellers, providing a high quality finish and specification throughout. Early viewing is certainly advised!

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented and generously proportioned internal living accommodation comprises

Entrance Hall
Composite front entrance door. Staircase to the first floor landing. Thermostat controls for the central heating. Radiator.

Reception Room
Light and airy reception room with large picture window to the front. Radiator.

Kitchen/Diner
Fitted with a modern and stylish kitchen comprising a range of wall and base units with work surfaces over, 1.5 bowl resin sink unit and drainer with mixer tap over, integrated electric oven and four ring gas hob with extractor over. Integrated dishwasher to be fitted with the current vendors. Cupboard housing the wall mounted 'Ideal' combination boiler. Space for freestanding fridge/freezer. Ample space for dining table. Tall column radiator. Double opening 'French' style patio doors leading to the garden. Spot lighting. TV aerial point.

WC
Fitted with a dual flush wc and pedestal hand wash basin with mixer tap. Radiator.

First Floor Landing
With loft access, radiator, storage cupboard and doors to:

Bedroom 1
Spacious double bedroom with a stylish built in wardrobe. Radiator. TV aerial point.

En-Suite Shower Room
The current vendors are upgrading the en-suite shower room and will be fitting a wall hung wc, wall hung basin, a new shower screen, new tall towel radiator, new tiling, a powered mirror with socket above, and the flooring will be replaced with LVT.

Bedroom 2
Spacious double bedroom. Radiator.

Bedroom 3
Double bedroom. Radiator.

Bedroom 4
Radiator.

Bathroom
Currently fitted with a panelled bath tub, pedestal hand wash basin and dual flush wc. The vendors are currently upgrading the bathroom and will be fitting a shower above the bath with a new shower screen and a new tall towel radiator.

Driveway
Providing off road parking.

Garage
With an up and over garage door to the front.
The current vendors will be fitting a utility space in the garage and a back door to provide easy access.

Garden
To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is laid mostly to lawn with the welcomed addition of an attractive paved patio area for ease of maintenance. A gravelled area will be added at the back of the garage by the current vendors along with the back door into the garage.

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

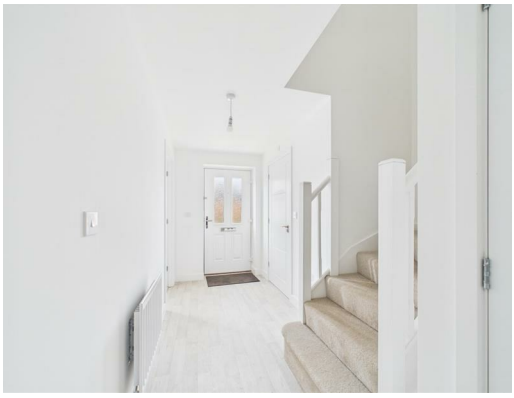
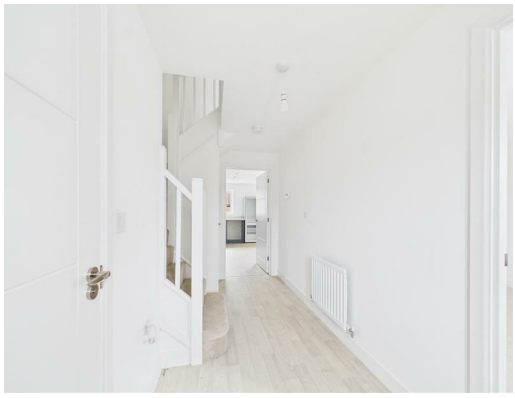
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band

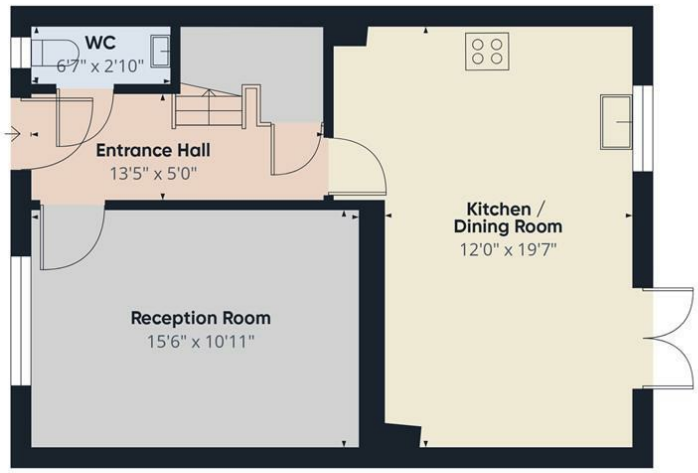
Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

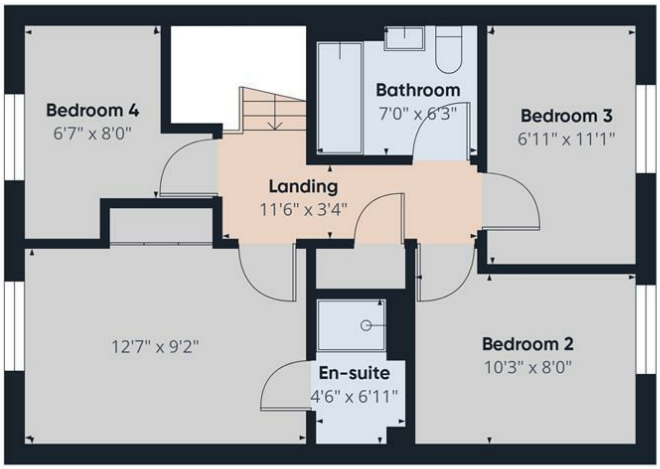
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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(1)

1022 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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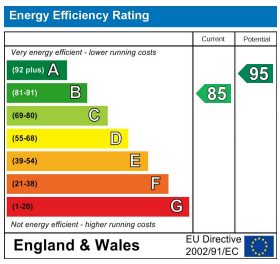
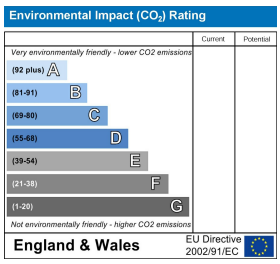
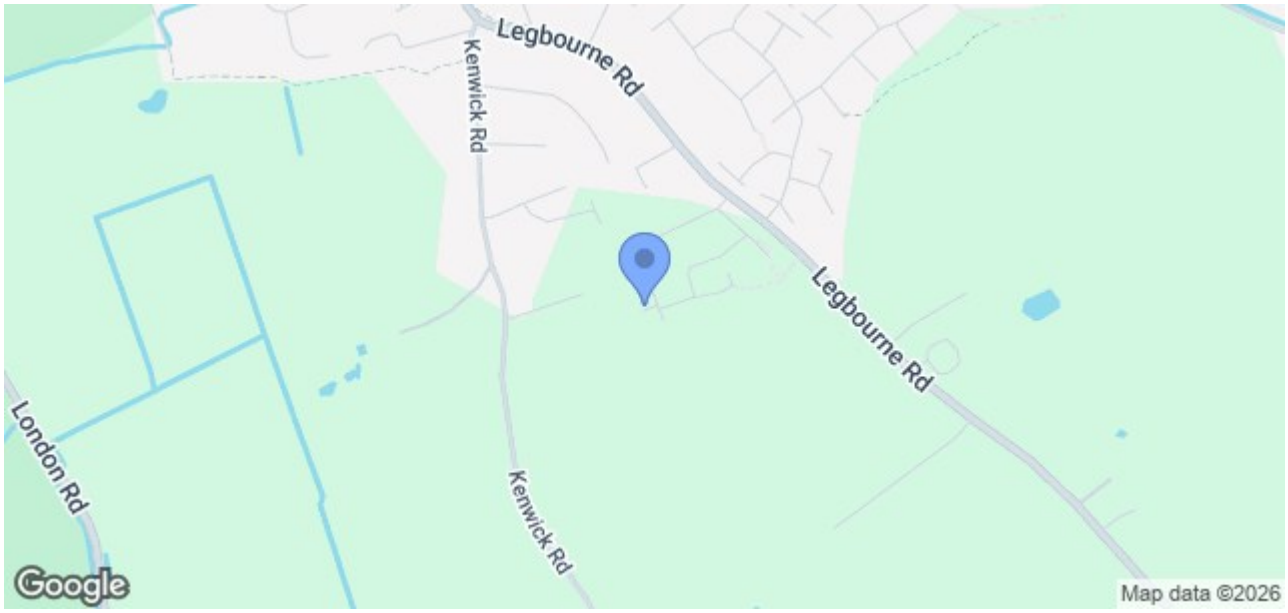
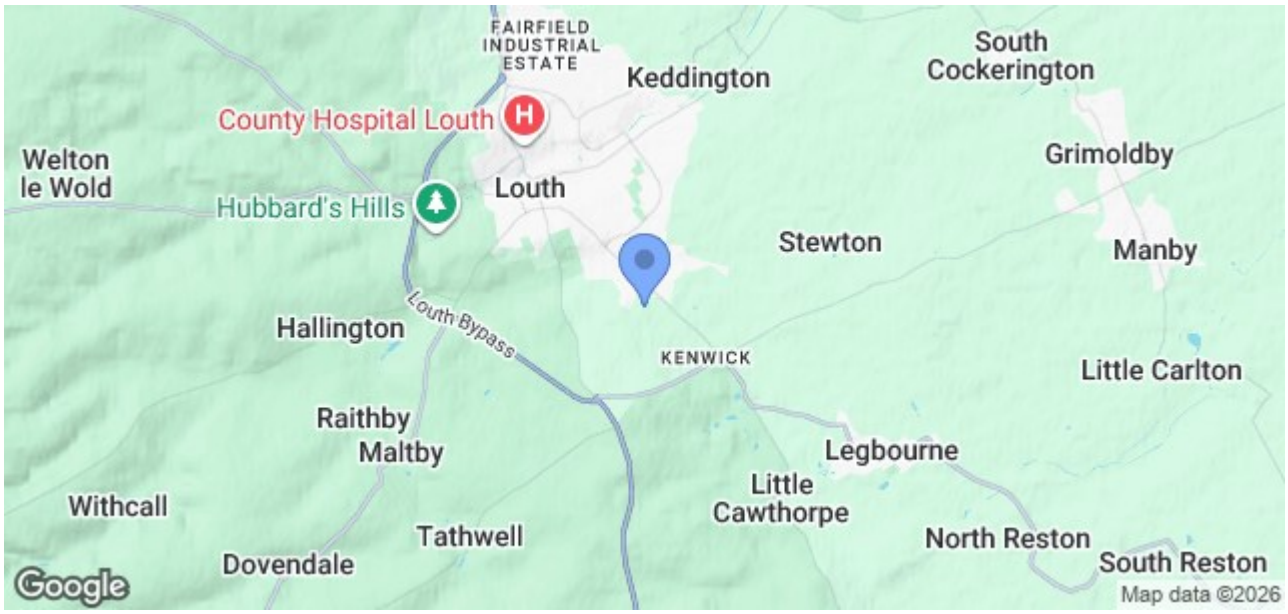
Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on this road for 1km then turn right onto Field Drive. Continue to the end of this road then turn left onto Barley Road where you will find the property a short way along on your right hand side.