CHOICE PROPERTIES
Estate Agents

1 Kenwick Pastures, Louth, LN11 8EE

Reduced To £415,000

Choice Properties are delighted to bring to market this capacious four bedroom detached bungalow situated on Kenwick Pastures located in a sought after position in the thriving market town of Louth. The property benefits from sizable rooms and large windows throughout which create a bright and airy interior which features four bedrooms (one ensuite), two reception rooms, a spacious kitchen, a family bathroom, a utility room, and a separate WC. To the exterior, the property boasts an integral garage, wrap around gardens, and a block paved driveway with space for three vehicles. Early Viewing Is Highly Advised.

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

Hallway
15'7 x 23'9 (to furthest measurement)
Spacious hallway with uPVC entrance door. Internal doors to the majority of rooms. Thermostat. Radiator. Storage cupboard with fitted shelving. Access to loft via loft hatch. Radiator. Power points. Telephone point.

Living Room
12'8 x 15'3
With large uPVC window to front aspect. Multi-fuel burner with slate hearth and stone surround. Radiator. Power points. Tv aerial points. Arch opening into dining room.

Dining Room
12'8 x 10'9
With large uPVC window to front aspect. Space for dining room table. Radiator. Power points. Internal door to kitchen.

Kitchen
14'6 x 12'4
Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink with chrome mixer tap. Integral twin eye level oven. Four ring electric hob with extractor hood over. Space for fridge freezer. Integral dishwasher. Breakfast bar. Radiator. Power points. Tiled flooring. Part tiled walls. Large uPVC window to rear aspect. Internal door to utility room.

Utility Room
6'4 x 9'9
Fitted with wall and base units with work surfaces over. Ceramic 'Belfast' sink with single taps. Tiled flooring. Edwardian clothes airer. Fusebox. Airing cupboard housing the hot water tank and fitted shelving. External uPVC door leading to rear garden. Radiator. Power points. Plumbing for washing machine. Space for dryer. Gas boiler.

Bedroom 1
10'8 x 11'7
Double bedroom with large uPVC window to front aspect. Large storage cupboard with fitted shelving. Radiator. Power points. Telephone point. Internal door to ensuite shower room.

Ensuite Shower Room
7'1 x 5'0
Fitted with a three piece suite comprised suite comprised of a fully tiled shower cubicle, a push flush wc, and a pedestal wash hand basin. Tiled flooring. Fully tiled walls. Radiator. Frosted uPVC window to side aspect. Extractor.

Bedroom 2
10'3 x 11'9
Double bedroom with large uPVC window overlooking the rear garden. Large built in storage cupboard used as a fitted wardrobe. Radiator. Power points.

Bedroom 3
10'3 x 9'10
Double bedroom with large uPVC window overlooking the rear garden. Large built-in storage cupboard used as a fitted wardrobe. Radiator. Power points.

Bedroom 4/Sitting Room
10'3 x 10'9
Currently used a sitting area. uPVC French doors leading to the patio area. Radiator. Power points.

Bathroom
9'3 x 8'6
Fitted with a four piece suite comprised of a panelled bath with single taps, a corner shower cubicle with electric shower, a wash hand basin set over vanity unit with single taps, and a push flush wc. Tiled flooring. Fully tiled walls. Frosted uPVC window to side aspect. Radiator. Extractor.

WC
2'10 x 5'11
Fitted with a push flush wc and a wall mounted wash hand basin with single taps. Tiled flooring. Fully tiled walls. Radiator. Frosted window to side aspect.

Garage
15'11 x 14'0
Integral garage fitted with electric roller door, power, and lighting. Fitted base units. Window to side aspect. Access to loft space via loft hatch. External pedestrian access door to side.

Gardens
The property is situated on a plot of approximately 0.25 acres and features a fully enclosed laid to lawn garden to the rear and side. The rear garden also features a small patio area which provides an ideal space for outdoor seating. The garden further benefits from being south facing meaning it enjoys the sun for the entirety of the day. The rear garden is private and secure with fencing to the perimeter. The garden also boasts two garden sheds providing outdoor storage space.

Driveway
The property benefits from a block paved driveway providing off the road parking space for three vehicles.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

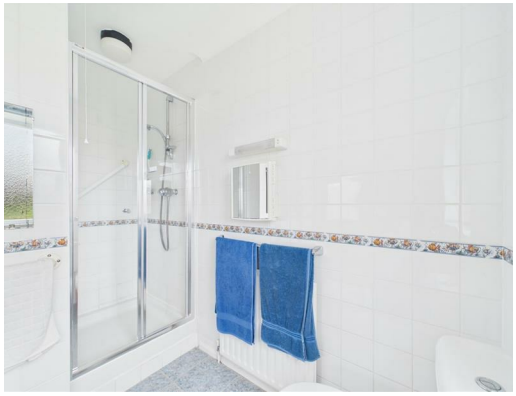
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

Viewing Arrangements
Viewing by Appointment through Choice Properties, Louth. Tel .

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.



Approximate total area[1]

1656 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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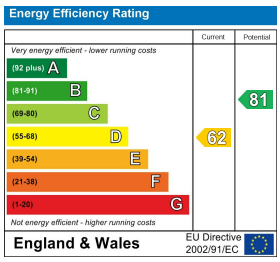
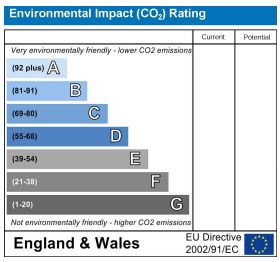
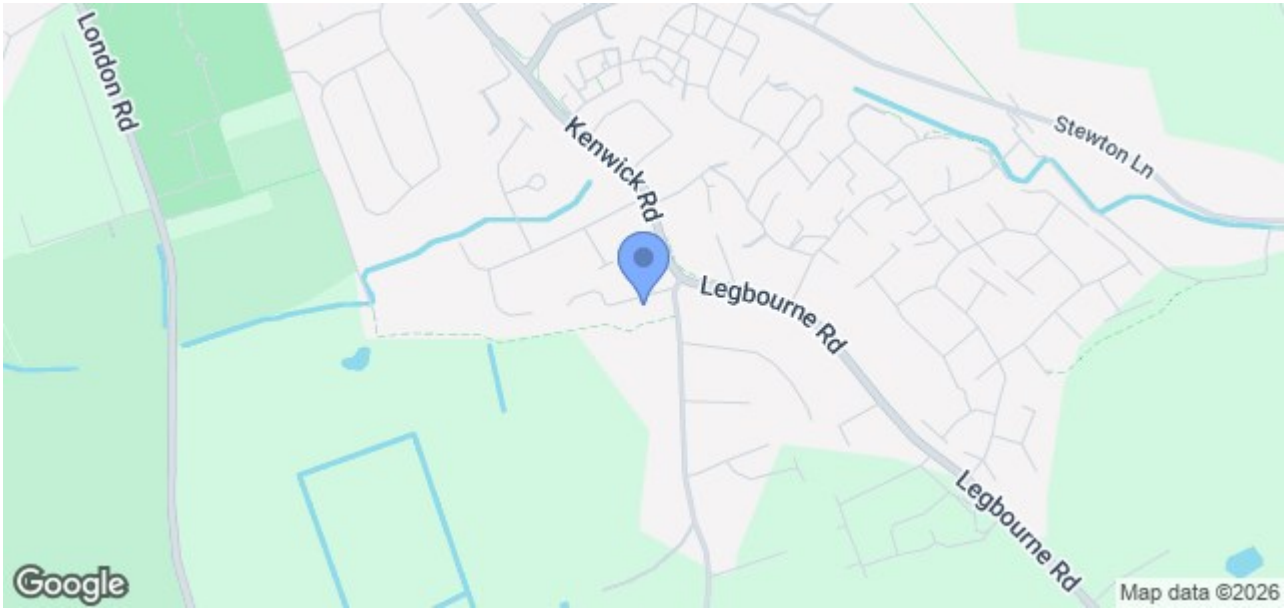
Directions

From St James's Church head South along Upgate and turn left once you hit the crossroads at the traffic lights onto Newmarket. Continue on this road for 1.25 km and then turn right onto Kenwick Road and then turn immediately right onto a side road call Kenwick Pastures and you will find the property a short way along on your left hand side.