



CHOICE PROPERTIES

Estate Agents

34 Virginia Drive,
Louth, LN11 8BD

Price £169,000



Choice Properties are pleased to offer for sale this well-presented property, ideally situated in a convenient location within the popular market town of Louth. The property is close to local schools, bus routes and the Meridian Leisure Centre, while Louth town centre offers a wide range of shops, cafés, restaurants and everyday amenities. Offering versatile accommodation, private rear parking and a substantial garden with open field views, this property presents an excellent opportunity for a range of buyers.

This well-presented property benefits from recently replaced upstairs windows and front door, with approximately eight years remaining on the guarantee. The accommodation comprises:-

Kitchen

8'11" x 18'7"

The modern fitted kitchen features high-gloss black wall and base units, complemented by generous worktop space and ample cupboard storage. An integrated extractor fan is fitted above the cooking area, with the consumer unit also located within the kitchen. The cooker, washing machine, dishwasher and fridge can remain as part of the sale, if required. The room benefits from plenty of natural light and direct access to the rear garden.

Living Room

9'11" x 18'9"

The separate lounge offers a comfortable reception space with a double-aspect window design, allowing plenty of natural light into the room. There is ample space for a range of furnishings, making this a versatile area for relaxing and entertaining.

Landing

10'8" x 5'5"

Access to all bedrooms and the bathroom from here. The boiler can be found in a cupboard, with 4 years warranty remaining.

Bedroom 1

10'11" x 12'9"

The principal bedroom is a generously sized double room with ample space for bedroom furniture. A large window provides plenty of natural light, while the neutral décor creates a versatile space suitable for a range of personal preferences. The wardrobes in here can stay if needed.

Bedroom 2

13'2" x 8'6"

The second bedroom offers space for a double bed and additional furniture. This versatile space could also be utilised as a guest bedroom, home office or additional living space, depending on the buyer's requirements.

Bedroom 3

7'3" x 9'9"

Currently used as a study, the third bedroom offers a versatile space suitable for working from home or personal use. The room could alternatively accommodate a single bed or be used as a nursery, dressing room or hobby room.

Bathroom

6'0" x 5'5"

The family bathroom is fitted with a bath suite comprising an overhead electric, rainfall shower, low-level W.C. and hand wash basin. Further benefits include tiled walls, a frosted window and heated towel rail.

Gardens

The property benefits from a large rear garden arranged into various sections, including seating areas and secluded corners. The garden is mainly laid to lawn, with a substantial workshop shed towards the bottom, offering useful storage and workspace. Positioned close to the rear parking area/carport, the garden also enjoys views over open fields beyond the rear boundary and access to nearby public footpaths. The current vendors are happy to leave behind one set of garden furniture if needed.

Parking

Rear car port, with space for one car, or multiple smaller vehicles. There is access from here to the back fields.

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 A.

Viewing Arrangements

Viewing by appointment through Choice Properties Louth on 01507 860033.

Opening Hours

Monday to Friday 9.00 a.m to 5.00 p.m.

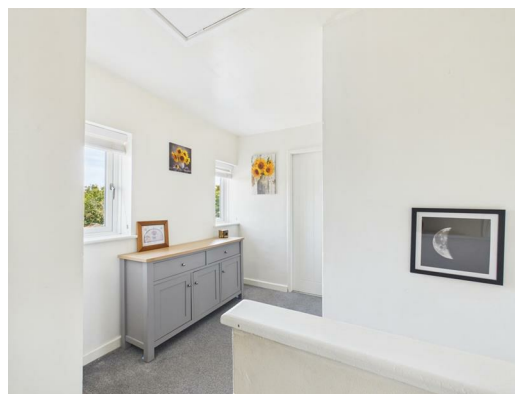
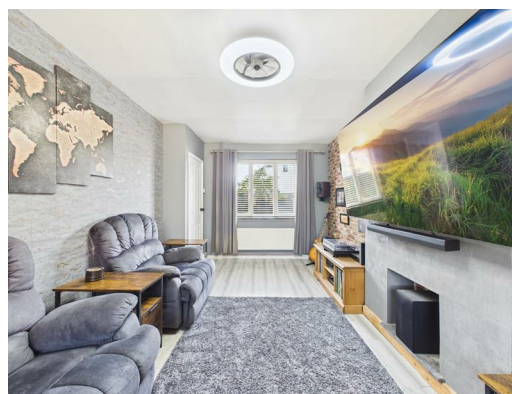
Saturday 9.00 a.m. to 3.00 p.m.

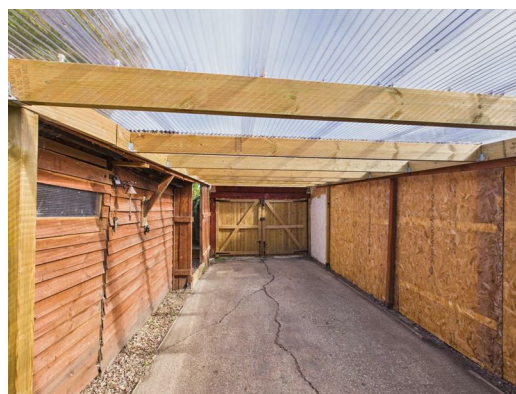
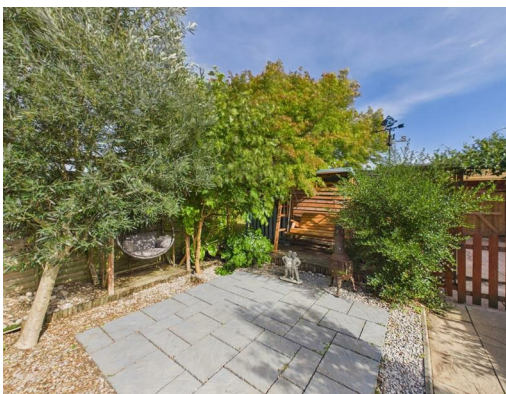
Making An Offer

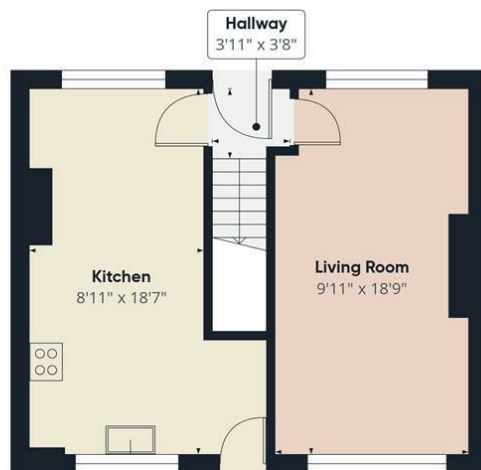
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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⁾
814 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

Please use the postcode LN11 8BD, this will bring you to Virginia Drive. If you are coming from " The Link", the property will be on your left.

