



CHOICE PROPERTIES

Estate Agents

3 Coggle Close,
Louth, LN11 8GL

Reduced To £210,000



Choice Properties are proud to present this modern home, situated on a sought-after new build estate in the market town of Louth. The property is conveniently located close to a range of local amenities, schools, and transport links. Internally, the home offers well-presented and spacious accommodation throughout, with neutral décor and good natural light. Externally, there is off-road parking, a garage, and an enclosed low-maintenance rear garden.

Offering an abundantly light and bright atmosphere throughout and presented to a beautiful standard, the well laid out accommodation comprises:-

Entrance

8'7" x 3'4"

You enter the property into a welcoming hallway, neutrally decorated with white walls and grey carpeting. A hardwearing mat is fitted by the front door to help protect the flooring. A window provides natural light, and the electric consumer unit is also located here.

Reception Room

14'7" x 11'2"

The reception room is a good size and is neutrally decorated throughout. Dual aspect windows allow for plenty of natural light, creating a bright and airy space. There is a useful under-stairs cupboard providing additional storage, along with a double radiator and an electric feature fireplace.

Kitchen / Dining

14'5" x 9'6"

The kitchen features an upgraded design, offering plenty of cupboard and worktop space. Integrated appliances include a cooker, hob, and extractor fan, with plumbing available for a washing machine and dishwasher. The Ideal Logic boiler is also located here.

A window above the sink provides natural light, complemented by a tiled splashback around the work surfaces and neutral flooring. There is space for a dining area, and double uPVC doors open out into the garden. A radiator is also fitted.

Cloakroom

5'1" x 2'9"

The cloakroom features a WC and hand wash basin, with a tiled splashback above the sink. It is neutrally decorated and benefits from a window allowing for natural light, along with a single radiator.

Landing

6'0" x 10'1"

The landing is very spacious and provides access to all three bedrooms and the main bathroom. It is neutrally decorated with grey carpeting, continuing the cohesive style throughout the property.

Bedroom 1

8'0" x 14'3"

The main bedroom offers plenty of space for a double bed along with additional furniture. It is neutrally decorated and benefits from a window providing natural light, as well as a radiator.

En-suite

5'3" x 6'4"

The en-suite features a three-piece suite comprising a WC, hand wash basin, and standing shower. The room benefits from a window allowing natural light, a radiator, and a tiled splashback behind the sink.

Bedroom 2

7'11" x 9'5"

Bedroom two offers space for a double bed along with additional furniture. It is neutrally decorated and benefits from a window providing natural light, as well as a radiator.

Bedroom 3

5'11" x 7'2"

Currently used as a study, bedroom three is ideal as a single bedroom, offering space for a bed and additional furniture. The room benefits from a window providing natural light and a radiator.

Bathroom

5'11" x 5'11"

The main bathroom comprises a three-piece suite featuring a WC, hand wash basin, and a bath with shower over. The room benefits from a tiled splashback above the sink and tiled surround to the bath and shower. A heated towel rail is fitted, and a window provides natural light.

Gardens

The rear garden benefits from a generously sized patio area, ideal for outdoor seating and entertaining. The boundaries are fully enclosed with fencing. The remainder of the garden is laid to stone with stepping patio slabs throughout, creating a low-maintenance space, complemented by a selection of shrubs for added greenery.

Driveway

The driveway provides ample off-road parking for a couple of vehicles and leads to a single detached garage at the end, ideal for storage.

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 - C.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Times

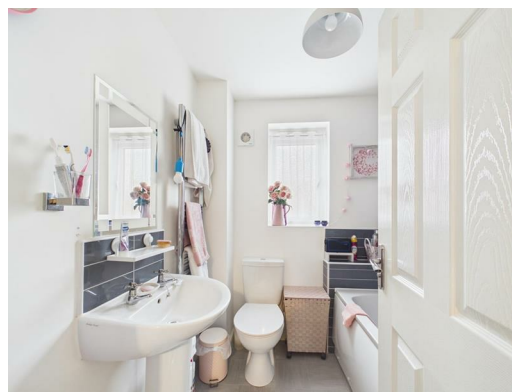
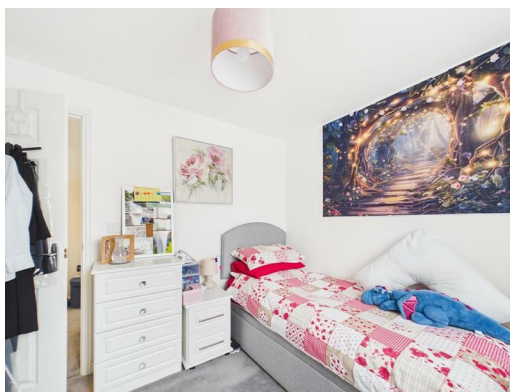
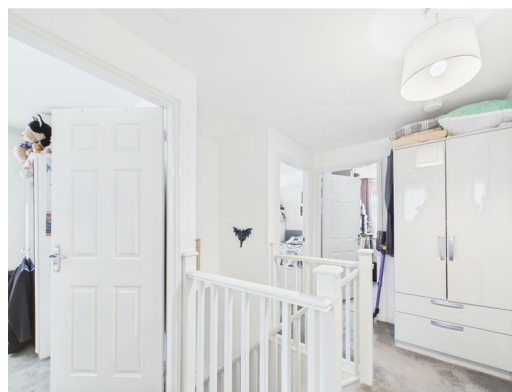
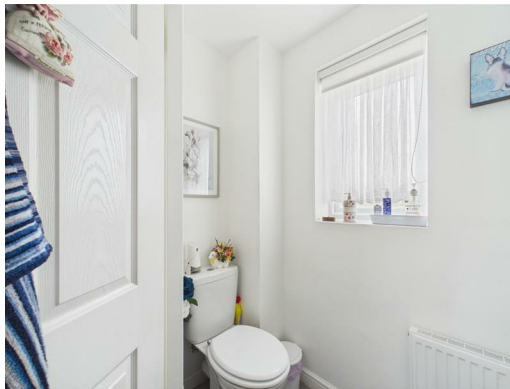
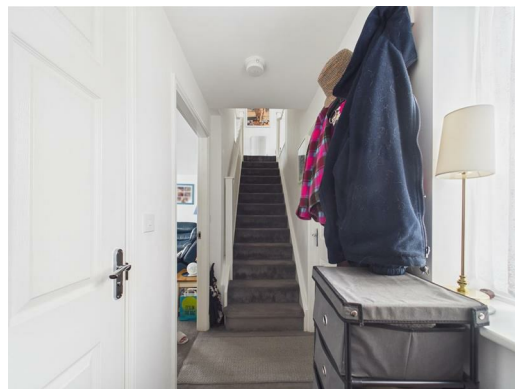
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

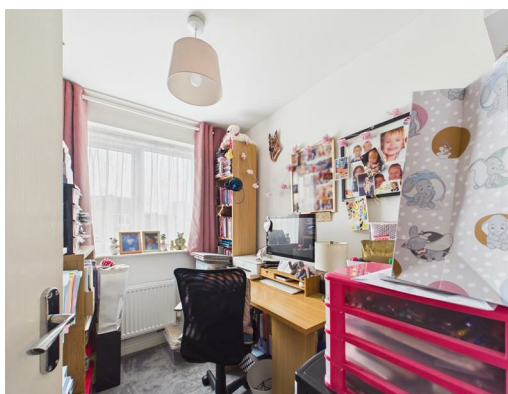
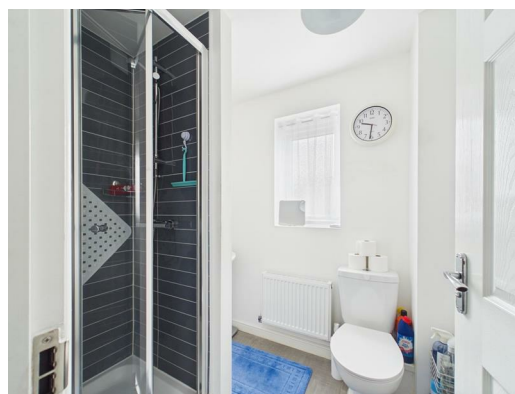
Making An Offer

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.

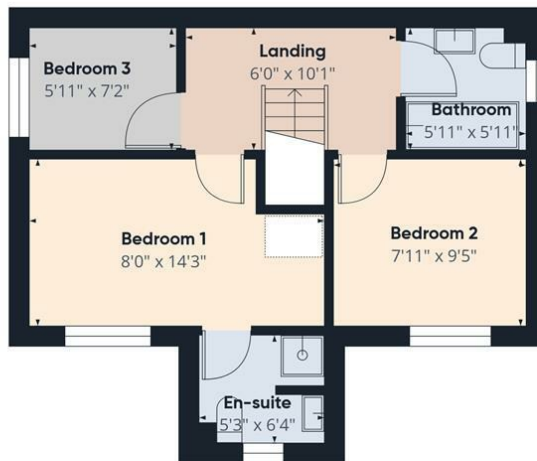
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.



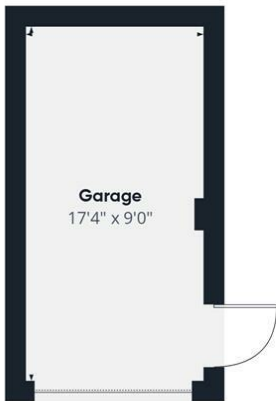




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
888 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, please turn left down Eastgate and follow the road straight. At the end of Eastgate, you will come to cross roads; please turn right down St Bernards Avenue. Please then turn left onto Abbey Road, take your first left, past Park Avenue Spar, and then turn right. Your are now on Coggle Close, the property is the corner plot on your left.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	95
	83
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	

