



# CHOICE PROPERTIES

## *Estate Agents*

Mary Land Keeling Street,  
Louth, LN11 7PL

Price £275,000



It is a pleasure for Choice Properties to bring to the market this superb three bedroom detached house with additional spacious loft room. The property further benefits from two reception rooms, conservatory and driveway with garage. Located to the rear is a privately enclosed garden with open views to the back. Early viewing is highly advised!

Offering generously proportioned rooms throughout with a flexible layout, the abundantly light and well maintained accommodation comprises:-

### **Entrance porch**

3'3" x 6'11"

Enter via uPVC entrance door, uPVC composite door leading into:-

### **Hallway**

11'11" x 6'0"

With staircase to the first floor, under stairs storage cupboard housing the consumer unit, wall mounted alarm system.

### **Kitchen**

11'4" x 8'9"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, cooker point with extractor over, space for under counter fridge, partly tiled walls, uPVC double glazed window to the rear aspect overlooking the garden, door to:-

### **Utility room**

6'10" x 7'6"

With plumbing for a washing machine, space for a tumble dryer, space for freestanding fridge/freezer, cupboard housing the wall mounted 'Worcester' boiler, uPVC double glazed window to the rear aspect, uPVC double glazed pedestrian door to the rear aspect.

### **W.c.**

3'11" x 4'6"

Fitted with w.c. and wash hand basin with stainless steel mixer tap, tiled splash backs, extractor fan, wall vanity units.

### **Reception room**

12'0" x 12'2"

Abundantly light reception room with uPVC double glazed window to the front aspect, wood burner set into featured surround with wooden mantle, TV Aerial point, feature opening into:-

### **Dining room**

11'3" x 9'7"

With ample room for a dining table, uPVC French double opening patio doors leading into:-

### **Conservatory**

12'0" x 10'7"

With polycarbonate pitched roof, uPVC double glazed triple aspect windows, French uPVC double opening patio doors to the side aspect leading out into the garden.

### **Bedroom 1**

12'0" x 11'0"

Spacious double bedroom with uPVC double glazed window.

### **Bedroom 2**

11'5" x 9'2"

Spacious double bedroom with uPVC double glazed window, built in storage cupboards.

### **Bedroom 3**

7'6" x 7'3"

Single bedroom/Ideal office space with uPVC double glazed window, loft access (with pull down ladder) leading to:-

### **Loft room**

10'9" x 18'7"

Spacious loft room/multi purpose room, eaves storage, inset spot lights to the ceiling, three uPVC double glazed Velux windows.

## **Bathroom**

7'10" x 9'4"

Fitted with a four piece suite comprising panelled jacuzzi style bath with mixer tap, shower cubicle with mains shower over, wash hand basin and w.c. set into featured vanity unit, vanity mirror, tiled splash backs, chrome heated towel rail, uPVC double glazed window.

## **Driveway**

Block paved driveway providing off road parking.

## **Garage**

With up and over door, power and lighting.

## **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries, overlooking open views. The garden is neatly laid to lawn and features an abundance of plants, trees and hedging throughout. There is a paved patio seating area which is perfect for soaking up the sunshine or outdoor dining. A useful timber storage shed is also included in the sale. A pedestrian gate to the side of the property provides access to the front.

## **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](http://www.e-lindsey.gov.uk)

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

## **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.

## **Viewing arrangements**

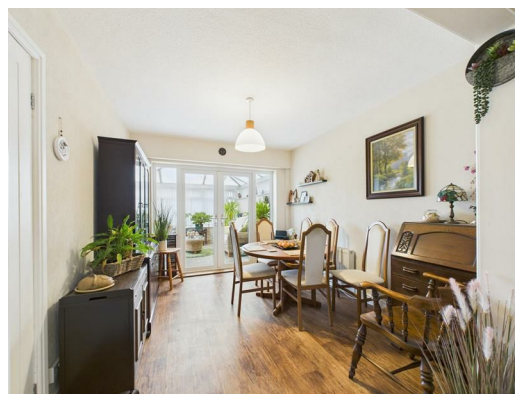
Viewing by appointment through Choice Properties Louth on 01507 860033.

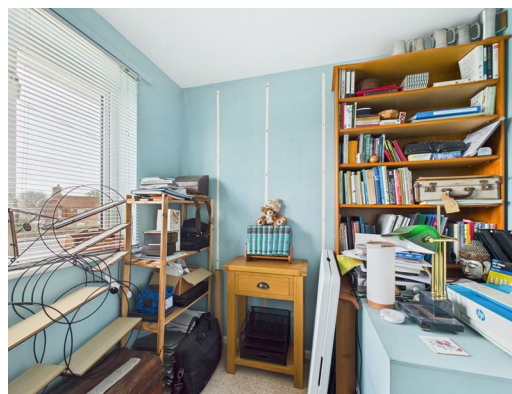
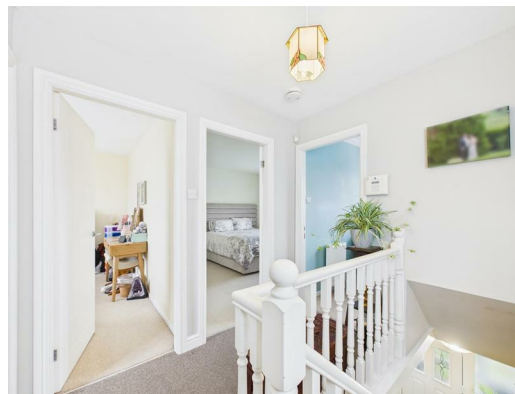
## **Opening hours**

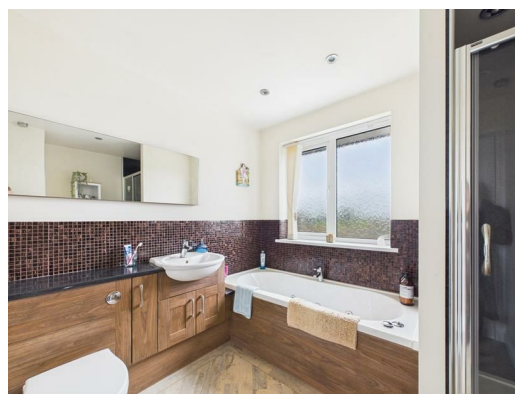
Monday to Friday 9.00 a.m. to 5.00 p.m.

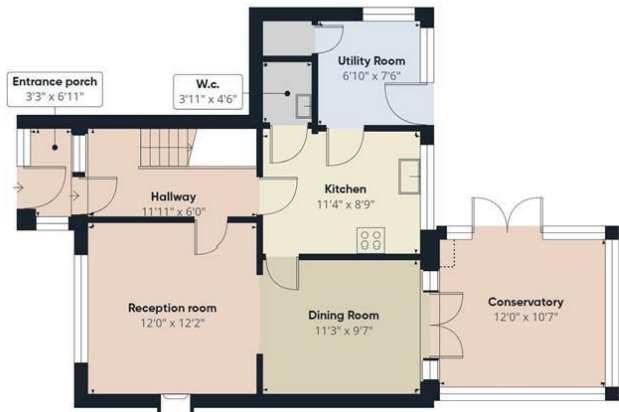
Saturday 9.00 a.m. to 3.00 p.m.

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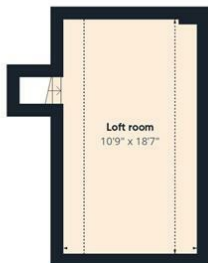




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1291 ft<sup>2</sup>

Reduced headroom

64 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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 postcode 'LN11 7PL' for directions to the property.

