



CHOICE PROPERTIES

Estate Agents

16 Barley Road,
Louth, LN11 8GS

Price £294,995



Choice Properties are delighted to bring to the market this expansive new build detached house, situated on the popular Hubbards Walk development with a 10 year building warranty. This beautiful family home benefits from four bedrooms (one with en-suite), open plan kitchen/dining room, generously sized garden to the rear and driveway with garage. Early viewing is highly advised!

Part exchange considered.

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

Hallway

5'1" x 13'7"

Enter via uPVC double glazed door to the front aspect, staircase to the first floor with under stairs storage cupboard, wall mounted thermostat controls.

Reception room

10'11" x 15'7"

With uPVC double glazed window to the front aspect, TV Aerial point.

Kitchen/Dining room

19'7" x 12'1"

Fitted with a stylish range of wall and base units with complimentary workplaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral cooker with four ring gas hob and featured stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine and dishwasher, ample space for a dining table, cupboard housing the wall mounted combination boiler, inset spot lights to the ceiling, French uPVC double opening French patio doors to the rear aspect.

Bedroom 1

9'3" x 12'8"

Double bedroom with uPVC double glazed window, door to:-

En-suite Shower room

6'10" x 3'10"

Fitted with a three piece suite comprising panelled bath with mixer tap and stainless steel shower attachment over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs.

Bedroom 2

8'1" x 10'4"

Double bedroom with uPVC double glazed window.

Bedroom 3

11'2" x 7'0"

Double bedroom with uPVC double glazed window.

Bedroom 4

8'1" x 6'8"

Single bedroom with uPVC double glazed window.

Bathroom

6'4" x 7'1"

Fitted with a stylish three piece suite comprising panelled bath with mixer tap and mains shower attachment over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, uPVC double glazed window.

W.c.

2'11" x 6'8"

Fitted with a modern two piece suite comprising pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, uPVC double glazed window.

Driveway

Paved driveway providing off road parking.

Garage

9'10" x 19'7"

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.

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 D.

Viewing Arrangements

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

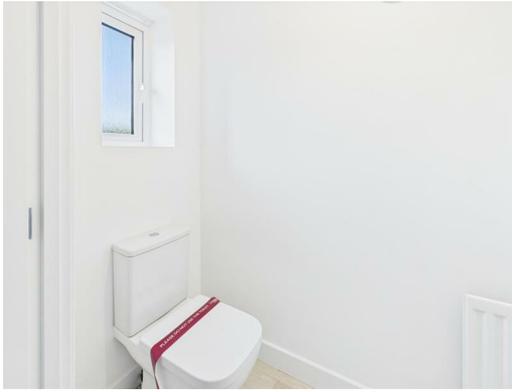
Making An Offer

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

Approximate total area^m
1232 ft²



Floor 1

(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.

GIRAFFE360

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

