



# CHOICE PROPERTIES

*Estate Agents*

11 Somersby Court,  
Louth, LN11 9NN

Price £395,000



It is a pleasure for Choice Properties to bring to market this impressive two bedroom detached residence located on Somersby Court situated in a sought after position in the heart of the thriving market town of Louth. The property features large windows and capacious rooms which create a bright and airy living space which includes two double bedrooms, two spacious reception rooms, two modern bathrooms, a contemporary kitchen, an office which has the potential to be used as a third bedroom, and a utility room. To the exterior, the property benefits from a beautifully presented fully enclosed rear garden, a integral garage, and driveway space for a vehicle. 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:-

### **Entrance Hall**

3'10 x 4'9

With hardwood entrance door. Double opening internal doors leading to hallway.

### **Hallway**

15'7 x 16'6

Internal doors to the majority of downstairs rooms. Staircase leading to first floor landing with stair lift. Radiator. Power points. Telephone points. Plethora of under stairs storage space.

### **Kitchen**

13'6 x 11'4

Beautiful presented kitchen fitted with a range of wall, base, and drawer units with quartz work surfaces over. One and a half bowl sink with mixer tap and drainer. Four ring 'AEG' hob integrated into work surfaces with pull out extractor hood over. Integral eye level oven. Space for breakfast table. Space for double fridge freezer. Space for dishwasher. Large dual aspect uPVC window. Radiator. Power points. Tv aerial point.

### **Living Room**

14'6 x 16'6

Capacious living room fitted with a gas fireplace with quartz hearth and surround. Double opening internal doors leading to sun room. Large uPVC window to rear aspect. Radiator. Power points.

### **Sun Room**

23'1 x 9'4

With large dual aspect floor to ceiling uPVC windows. Space for dining room table. Radiator. Power points. Tv aerial points. Air conditioning unit. Double opening internal doors to bedroom 3/office. Velux windows to ceiling. Double opening French doors leading to garden.

### **Rear Lobby**

8'9 x 3'5

Integral door leading to garage. Internal door to utility room. Access to loft via loft hatch. Radiator.

### **Utility Room**

10'4 x 6'8

Fitted with base units with work surfaces over. 'Viessman' gas boiler. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Extractor. uPVC window to rear aspect. Part tiled walls. Power points. External hardwood door to rear garden.

### **Downstairs Shower Room**

9'10 x 3'5

Fitted with a fully waterproof panelled walk-in electric shower, a push flush wc, and a wash hand basin set over vanity unit with single taps. Part waterproof panelled walls. Frosted window to front aspect. Extractor. Spot lighting. Chrome heated towel rail.

### **Bedroom 3/Office**

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Telephone point. Loft hatch leading to loft space. This space has the potential to be used as an office.

### **Landing**

5'10 x 16'6

Internal doors to all first floor rooms. Large airing cupboard with fitted shelving. Access to loft via loft hatch. Large under eaves storage space. uPVC window to side aspect. Power points.

### **Bedroom 1**

13'5 x 16'5

Spacious double bedroom with large uPVC window to front aspect providing views of St. James' Church. Radiator. Power points. Ceiling fan. Tv aerial point.

### **Bedroom 2**

14'5 x 9'5

Spacious double bedroom large uPVC window to rear aspect. Radiator. Power points. Tv aerial points.

## **Bathroom**

14'5 x 6'8

Fitted with a four piece suite comprised of a panelled bath with chrome mixer tap, a waterproof panelled shower cubicle with large glass door, a wash hand basin set over vanity unit and a back to wall wc. Partially waterproof panelled walls. Spot lighting. Extractor. Chrome heated towel rail. Radiator. Frosted uPVC window to rear aspect. Electric shaver points. Storage cabinets.

## **Garage**

19'8 x 11'5

Integral brick built single garage with vaulted ceilings. Power and lighting. Electric up and over garage door. Pedestrian access door leading to rear garden.

## **Gardens**

The property benefits from a fully enclosed rear garden with brick walls to the perimeter. The property is paved for ease of maintenance and is lined with various plants and shrubs which add life and colour to the garden space. The rear garden also boasts outdoor storage space in addition to various outdoor seating areas ideal for entertaining guests. An electric awning also provides extra shelter and shade so that the garden space can be enjoyed all year round. The rear garden also features outdoor power, lighting, and water tap.

## **Driveway**

Block paved driveway providing off the road parking space for a vehicle.

## **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 E.

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. 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 gorgeous 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 ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you 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 the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction 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. 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<sup>m</sup>  
1805 ft<sup>2</sup>

(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 Louth office walk east for 80m the turn left onto Upgate. Walk for 40m then turn right onto Gospelgate. Continue for 200m metres then turn right onto Somerbsby Court. The property is found at the end of this cul-de-sac on your left hand side.

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			
England & Wales		78	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

