CHOICE PROPERTIES

Estate Agents

19 Church Close, Louth, LN11 9LR

Reduced To £390,000



NO ONWARD CHAIN Choice Properties are delighted to bring to market this stunning three bedroom detached house situated in a sought position on Church Close located in the highly desirable West side of Louth. The property is generously proportioned and features modern internal rooms including three double bedrooms, a spacious living room, a contemporary kitchen, a family bathroom, and a downstairs wc. To the exterior the property boasts a fully enclosed rear garden, an attached drive-through single garage, and exceptional views of the nearby St James' Church. With No Onward Chain, Early Viewing Is Highly Advised.

The Property Ombudsman
naea | propertymark PROTECTED

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

Entrance Hall
2'9 x 3'9
With uPVC entrance door. Oak internal door to hallway.

Hallway
16'0 x 6'10
Staircase leading to first floor landing. Internal oak doors to all ground floor rooms. Radiator. Power points. Telephone point. Tiled flooring. External uPVC door leading to rear garden.

Living Room
22'2 x 11'7
Spacious living room with dual aspect uPVC windows including a bay window to front aspect which floods the room with natural light. Impressive electric fireplace. uPVC sliding doors leading to the rear garden. Radiator. Power points. Tv aerial point. Telephone point.

Kitchen
16'2 x 12'6
Fitted with a range of gloss wall, base, and drawer units with work surfaces over and under unit led base lighting. One and a half bowl sink with mixer tap and drainer. Four ring 'AEG' induction hob with extractor hood over. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Integrated oven. Integrated microwave. Space for dining room table. Sliding uPVC doors leading to rear garden. Dual aspect uPVC windows. 'Ideal' gas combi boiler in box unit. Spot lighting. Radiator. Power points.

Downstairs WC
4'4 x 3'7
Fitted with a push flush wc and a corner wall mounted wash hand basin with chrome mixer tap and tiled splashback. Radiator. Dual aspect uPVC frosted windows. Tiled flooring.

Landing
16'0 x 6'10
Internal doors to all first floor rooms. Dual aspect uPVC windows. Radiator. Power points. Access to loft via loft hatch, the loft features a window, carpet and a new loft ladder. Built-in storage cupboard with fitted shelving.

Bedroom 1
9'9 x 11'7
Double bedroom with deep fitted wardrobes. Dual aspect uPVC windows providing views of St James' Church. Radiator. Power points.

Bedroom 2
9'7 x 12'6
Double bedroom with large uPVC window to front aspect. Radiator. Power points.

Bedroom 3
8'8 x 11'6
Double bedroom with large uPVC bay window to front aspect. Radiator. Power points. Two built-in storage cupboards with one being used as a fitted wardrobe space.

Bathroom
6'1 x 12'6
Fitted with a four piece suite comprised of a fully marble effect tiled walk-in shower with traditional and rainfall shower attachment, a double ended bath with chrome mixer tap and shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Spot lighting. Heated towel rail. Infrared touch back lit mirror. Frosted uPVC window to rear aspect. Extractor.

Garage
16'7 x 9'3
Brick built attached drive through single garage with an electric roller garage door to both the front and rear fitted with power and lighting.

Gardens
To the rear, the property benefits from a fully enclosed courtyard style garden with brick walls to the perimeter. The garden is paved for ease of maintenance but is lined with various plants and shrubs which add life and colour to the space. The garden benefits from a range of outdoor seating spaces, all with impressive views of St James' Church. The garden also features an outdoor water tap.

Driveway
In front of the garage is a paved driveway with space for a small/medium sized vehicle.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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, 25-27 Mercer Row, Louth, LN11 9JG. Tel .

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.

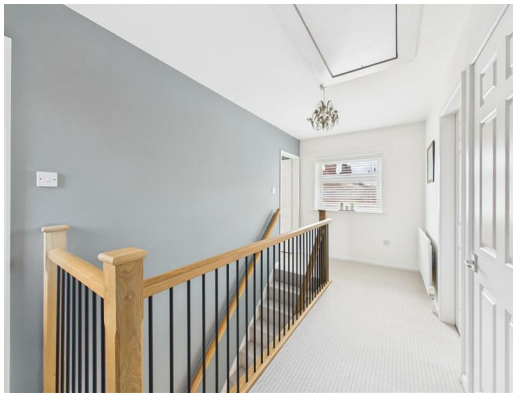












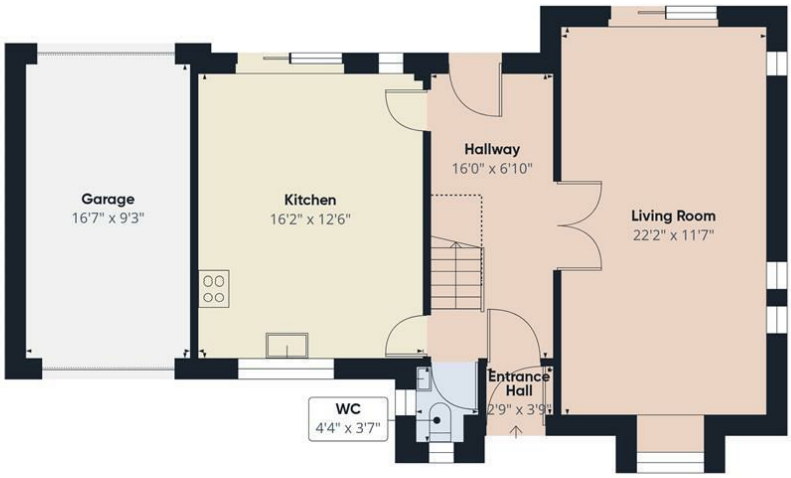




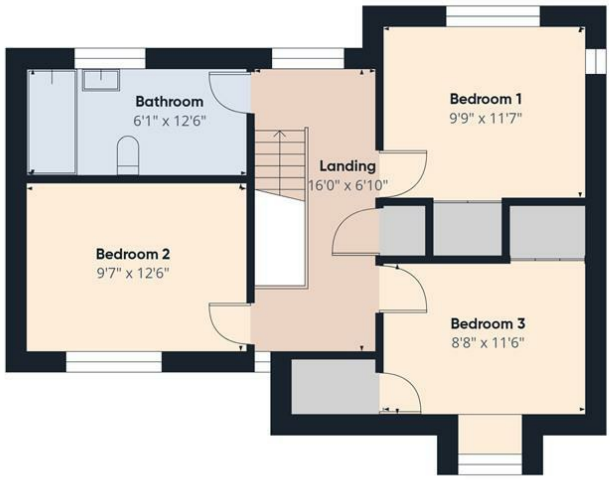








Floor 0



Floor 1



Approximate total area(1)

1332 ft²

Reduced headroom

14 ft²

(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

From our Louth office walk east for 80m the turn left onto Upgate. Walk for 40m then turn right onto Gospelgate. Continue for 50m metres then turn right onto Church Close. The property in found at the start of this cul-de-sac on your left hand side.

