CHOICE PROPERTIES

Estate Agents

Bridge House Old Main Road, Louth, LN11 9XG

Price £395,000



Located in the village of Scamblesby, Louth, this spacious detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking a tranquil retreat while still being close to local amenities.

The open views to the rear of the property provide a picturesque backdrop, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. The spacious layout ensures that there is plenty of room for relaxation and entertaining, making it a wonderful space for family gatherings or hosting friends.

This home is equipped with a new air source heat pump and solar panels, reflecting a commitment to energy efficiency and sustainability. These modern features not only contribute to a reduced carbon footprint but also promise lower energy bills, making this property an excellent choice for the environmentally conscious buyer.

Living in Scamblesby offers a peaceful village lifestyle, with a strong sense of community and easy access to the stunning Lincolnshire Wolds.

With the additional benefit of A new Air Source Heat Pump providing the central heating plus Solar panels and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

UPVC entrance door to:

Entrance Hallway
Staircase to the first floor landing. Radiator. Tiled floor. Smoke alarm.

Living Room
2 radiators. Doors leading out to the rear garden. Feature brick fire surround. Sliding doors to the dining room.

Dining Room
Radiator.

Downstairs w.c.
W.C. and wash hand basin. Radiator. Tiled floor. Extractor fan.

Kitchen
Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Integrated dishwasher. Radiator. Opening leading through to:

Breakfast Room
Door leading out to the rear garden.

Utility Room
Plumbing for washing machine and tumble dryer. Programmer controls for the central heating. Integral door to the garage.

Landing
Access to the loft space. Radiator. Smoke alarm.

Bedroom 1
Radiator. Opening leading through to:

Dressing Room

En-suite Shower Room
Shower enclosure with electric shower, wash hand basin and w.c. Extractor fan. Radiator.

Bedroom 2
Radiator.

Bedroom 3
Radiator.

Bedroom 4
Radiator.

Bathroom
Panelled bath with electric shower over, wash hand basin and w.c. Radiator. Part tiled walls. Airing cupboard.

Driveway
Spacious gravelled driveway with ample parking for several vehicles.

Garage/Workshop
Double electric roller garage doors. Electric consumer unit and solar inverter panel. Power and lighting. Hot water cylinder as part of the heat pump heating system. (Please Note: space is limited due to the heating/hot water system in place).

Gardens
To the front of the property is a lawned garden. To the rear is also lawned with a paved patio and feature planting. Open views to the rear.

Tenure
Freehold

Services AND Heating
Electricity - Mains plus Solar
Water - Mains
Drainage - Private Sewage treatment
Heating and hot water - Air Source Heat Pump (ASHP)

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
By appointment through Choice Properties 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.

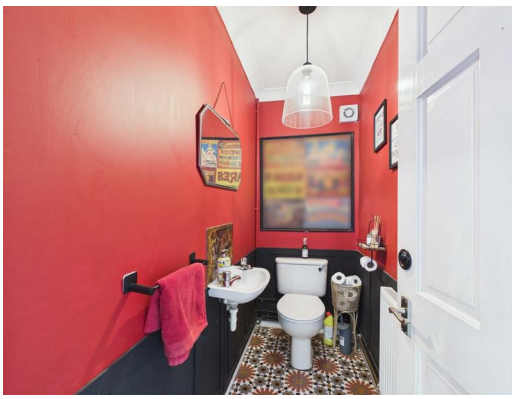
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.



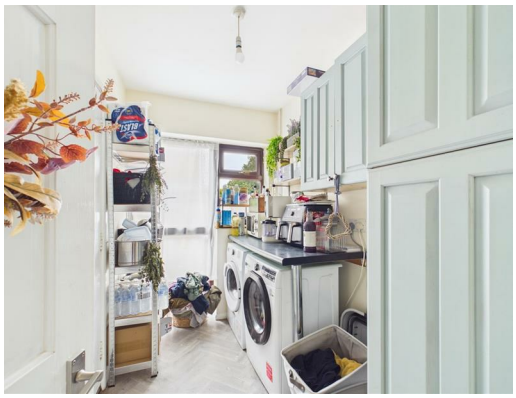








LYONS TEA

















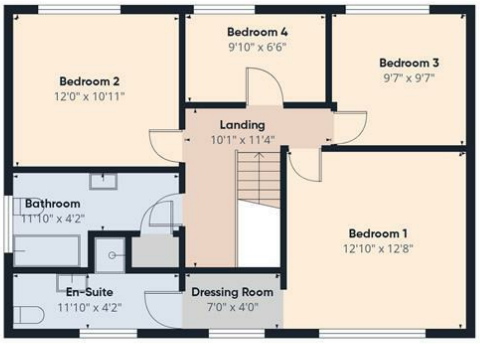









Floor 0





Floor 1

Approximate total area(1)

1673 ft²

Reduced headroom

13 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

Follow SatNav to postcode LN11 9XG.

