



# CHOICE PROPERTIES

*Estate Agents*

46 Brackenborough Road,  
Louth, LN11 0AE **Reduced To £350,000**



Choice Properties are delighted to bring to the market this exceptional and immaculately presented four bedroom detached bungalow with stylish open plan living. This property additionally benefits from a one bedroom self contained annex, making it the perfect home for families or multi-generational living. The property sits proudly upon a generously sized and privately enclosed garden and features spacious workshop and garage. Viewing is most highly advised with the property being offered with no onward chain!

Offering versatile living accommodation throughout, the well laid out and beautifully presented accommodation comprises:-

### **Hallway**

13'11" x 3'0"

With inset spot lights to the ceiling, loft access, wall mounted cupboard housing the consumer unit.

### **Open plan kitchen/dining room/reception room**

32'9" x 13'1"

Kitchen/Dining room:-

Fitted with a modern range of wall and base units with complimentary worksurfaces over, range cooker point with featured extractor over, plumbing for a dishwasher, space for free standing fridge/freezer, ample space for a dining table, plumbing for a washing machine, aluminium double glazed bi-fold doors, inset spot lights to the ceiling, open into:-

Reception room:-

With aluminium double glazed dual aspect windows, wood burner set into featured tiled surround, inset spot lights to the ceiling, TV Aerial point.

### **Bedroom 1**

14'1" x 11'3"

Spacious double bedroom with aluminium double glazed bay window, walk in wardrobe, inset spot lights to the ceiling.

### **Bedroom 2**

10'2" x 11'8"

Spacious double bedroom with aluminium double glazed window, inset spot lights to the ceiling.

### **Bedroom 3**

11'5" x 9'7"

Double bedroom with aluminium double glazed window, inset spot lights to the ceiling.

### **Bedroom 4**

7'5" x 9'0"

Single bedroom/Ideal office space with aluminium double glazed window, inset spot lights to the ceiling.

### **Shower room**

6'0" x 6'7"

Fitted with a stylish three piece suite comprising shower cubicle with mains shower over and featured mermaid board to the splash backs, twin wash hand basins set into featured vanity unit with mixer taps and vanity mirror over, dual flush w.c., aluminium double glazed window, inset spot lights to the ceiling.

### **Annex**

#### **Open plan kitchen/reception room**

Kitchen:-

Space for range cooker with featured stainless steel extractor hood over, space for fridge/freezer, breakfast bar, inset spot lights to the ceiling, aluminium bi-fold doors, wall mounted boiler, plumbing for a washing machine, opening into:-

Reception room:-

With aluminium double glazed window, TV aerial point, inset spot lights to the ceiling, built in storage cupboards.

#### **Annex bedroom**

10'2" x 9'2"

Double bedroom with aluminium double glazed window, inset spot lights to the ceiling, wall mounted built in storage cupboards.

#### **Annex bathroom**

3'11" x 5'5"

Fitted with a three piece suite comprising panelled bath with mixer tap, wash hand basin and w.c. set into vanity unit, mermaid board to the splash backs, aluminium double glazed window.

### **Driveway**

Providing off road parking for several vehicles.

### **Garage**

19'1" x 9'2"

Spacious garage with bi-fold doors to both front and rear aspects, power and lighting.

### **Workshop**

22'0" x 10'0"

Lending itself to multiple uses with pedestrian entrance door, insulated with power and lighting.

### **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is partly laid to lawn and features a variety of established plants, trees and shrubbery throughout and a small orchard. There is a spacious patio seating area which is perfect for relaxing in the sunshine or outdoor dining/entertaining with friends. There is a further area situated on artificial grass with featured Pergola over which is perfect for a hot tub. A paved footpath leads down towards the self contained annex and workshop.

### **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 C.

### **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**

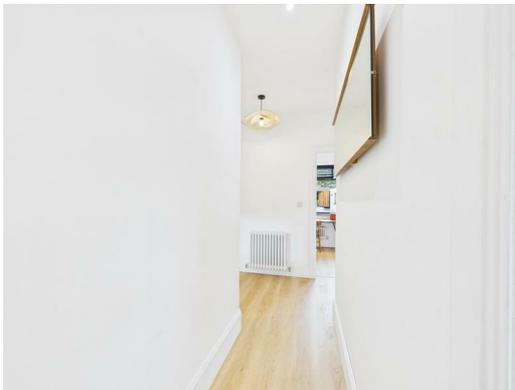
Viewing by appointment through Choice Properties Louth on 01507 860033.

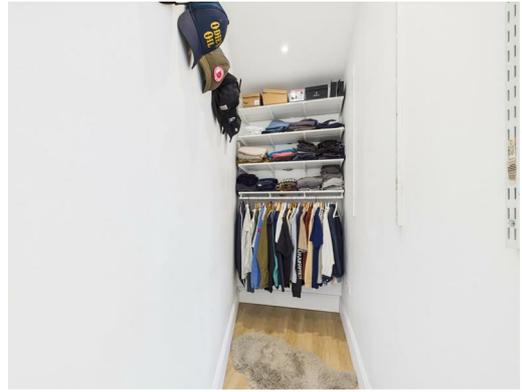
### **Opening hours**

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

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

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.

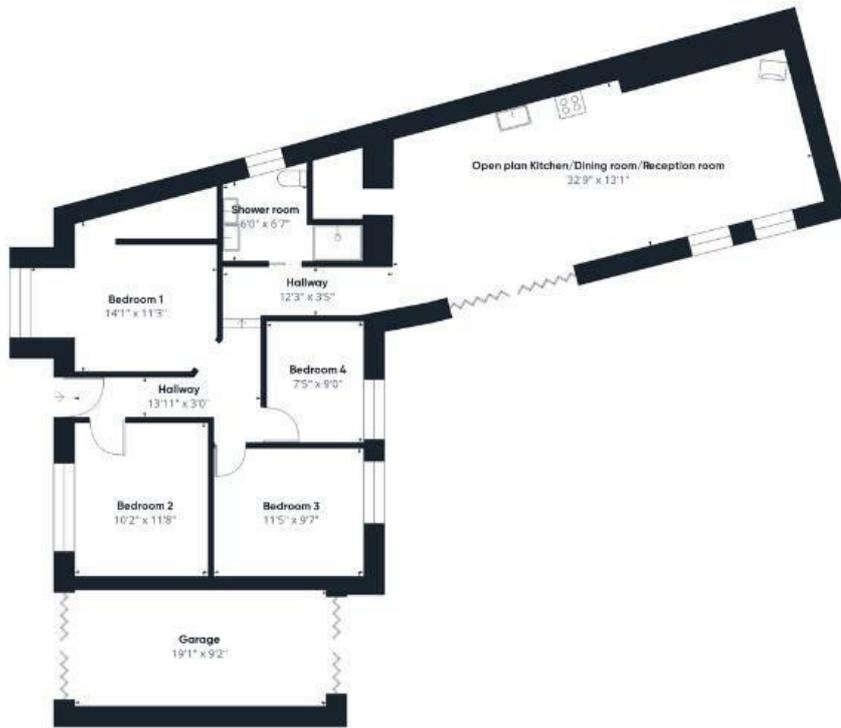




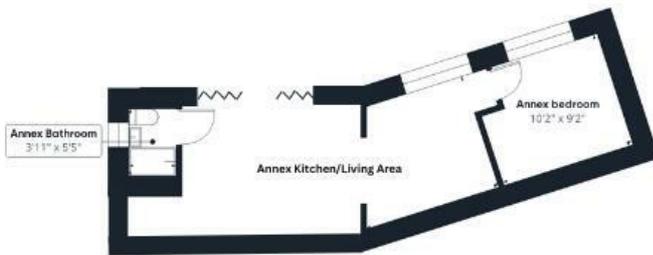








Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area<sup>(1)</sup>  
1666 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.

GIRAFFE 360

# Directions

From our Louth office head east onto Eastgate and continue until you reach the mini roundabout where you head straight on, then immediately after at the next mini roundabout head left onto Ramsgate. Continue until the next mini roundabout where you turn left onto Newbridge Hill. Continue until the next mini roundabout where you head right onto Keddington Road. Continue for 200m then turn left onto Brackenborough Road. No.46 can be found on your right 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	EU Directive 2002/91/EC	73	80

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		

