



# CHOICE PROPERTIES

*Estate Agents*

5 Graye Drive,  
Louth, LN11 8YJ

Reduced To £195,500



Choice Properties are delighted to bring to market this beautiful three bedroom end of terrace house situated on Graye Drive located in the thriving market town of Louth. The property is abundantly bright and airy and features generously sized interior rooms including a living room, kitchen, conservatory, downstairs wc, three bedrooms, and family bathroom. To the exterior, the property boasts a fully enclosed garden and allocated parking space for two vehicles. 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:-

### **Hallway**

4'5 x 5'6

With composite entrance door. Staircase leading to first floor landing. Internal doors to living room, kitchen, and wc. Radiator. Power points. Consumer unit.

### **Living Room**

14'10 x 10'5

With walk in bay uPVC window to front aspect. Two Radiators. Power points. Tv aerial point.

### **Kitchen**

14'9 x 8'8

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless sink with mixer tap and drainer. Four ring induction hob with feature extractor hood over. Part tiled walls. Space for dish washer. Space for fridge freezer. Space for dining room table. Radiator. Power points. Under stairs storage cupboard. Internal uPVC French doors leading to conservatory.

### **Conservatory**

11'6 x 9'6

With uPVC windows to three aspects. Large uPVC French doors leading to garden. Base units with work surfaces over. Integral washing machine. Space for dryer. Space for additional fridge freezer. Power points.

### **WC**

5'11 x 2'8

Fitted with a push flush wc and a wall mounted wash hand basin. Part tiled walls. Tiled flooring. Frosted uPVC window to side aspect. Radiator.

### **Landing**

3'4 x 6'0

Internal doors to all first floor rooms. Access to loft via loft hatch. Storage cupboard housing the 'Baxi' gas combi boiler. Power points.

### **Bedroom 1**

8'6 x 8'8

Double bedroom with large uPVC window to front aspect. Built in wardrobe. Radiator. Power points. Tv aerial point.

### **Ensuite Shower Room**

2'6 x 6'11

Fitted with a three piece suite comprising of a fully tiled shower cubicle with glass bifold doors, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Part tiled walls. Extractor. Radiator. Frosted uPVC window to side aspect.

### **Bedroom 2**

8'1 x 9'1

Double bedroom with large uPVC window to rear aspect. Radiator. Power points.

### **Bedroom 3**

6'6 x 9'0

Small double bedroom with large uPVC window to rear aspect. Radiator. Power points.

## **Bathroom**

6'1 x 6'8

Fitted with a three piece suite comprising of a panelled bath with traditional shower over, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Tiled flooring. Heated towel rail. Extractor. Frosted uPVC window to rear aspect. Mirrored storage cabinet.

## **Garden**

To the rear of the property is a fully enclosed garden with fencing to the perimeter. The garden is mostly laid to lawn but has a couple of patio areas which provide an ideal space for outdoor seating. The rear garden further benefits from being lined with a mix of mature trees and plants which add life and colour to the garden space. The rear garden is also accessible directly from the front of the property via a side access gate.

## **Parking**

The property benefits allocated parking space for two vehicles.

## **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.

## **Viewing Arrangements**

Viewing 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.









Floor 0



Floor 1

Approximate total area<sup>m</sup>  
845 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 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 Newmarket and then turn left onto Eresbie road. Follow this road round to the left and then take your first left onto Graye Drive. No. 5 can then be found immediately on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			75
(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	

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	

