



CHOICE PROPERTIES

Estate Agents

45 Fulmar Drive,
Louth, LN11 0ST

Price £155,000



Choice Properties are delighted to bring to market this delightful three bedroom mid-terraced house situated on Fulmar Drive located in the thriving market town of Louth. The property features generously proportioned rooms and large windows throughout which create a bright and airy interior which features three bedrooms, a large living room, a kitchen with space for a dining table, and a family bathroom. To the exterior, the property boasts a fully enclosed garden and a gravelled driveway. Available with no onward chain, early viewing is highly advised.

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

Entrance Hall

3'2 x 3'11

With uPVC entrance door. Consumer unit. Internal door to living room.

Living Room

11'7 x 14'9

Well proportioned living room with uPVC window to front aspect. Radiator. Power points. Telephone point. Tv aerial point. Large under stairs storage cupboard with fitted shelving. Internal door to hallway.

Hallway

2'10 x 3'3

Staircase leading to first floor landing. Internal door to kitchen.

Kitchen

10'8 x 14'11

Fitted with a range of wall and base units with work surfaces over. One and a half bowl sink with chrome mixer tap and drainer. Integral oven. Four ring gas hob with tiled splashback and a pull out extractor hood over. Plumbing for washing machine. Space for fridge freezer. Power points. Radiator. 'Ideal' gas combi boiler. uPVC window to rear aspect. uPVC French doors leading to rear garden.

Landing

9'2 x 3'3

Internal doors to all first floor rooms. Access to loft via loft hatch. Power points.

Bedroom 1

10'10 x 9'8

Double bedroom with uPVC window to rear aspect. Radiator. Power points. Built in storage cupboard.

Bedroom 2

11'9 x 8'1

Double bedroom with uPVC window to front aspect. Radiator. Power points. Built in storage cupboard used as a fitted wardrobe.

Bedroom 3

8'6 x 6'7

Single bedroom with uPVC window to front aspect. Radiator. Power points.

Bathroom

7'8 x 5'0

Fitted with a three piece suite comprising of a panelled bath with shower and shower screen over, a pedestal wash hand basin with chrome mixer tap, and a push flush wc. Part tiled walls. Radiator. Frosted window to rear aspect. Extractor.

Garden

The property features a full enclosed rear garden with fencing to the perimeter. The garden is predominantly laid to lawn but does feature a patio area immediately behind the property and also a raised decking area at the far end of the garden both providing ideal spaces for outdoor seating.

Driveway

Gravelled driveway providing off the road parking space for a large 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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

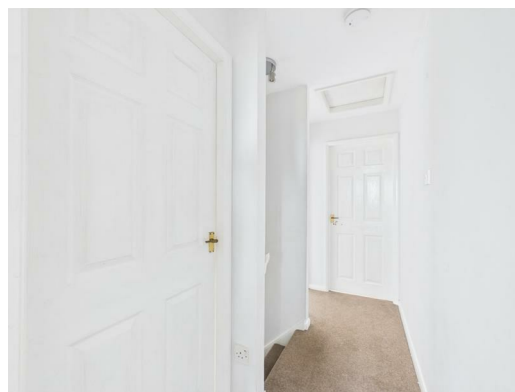
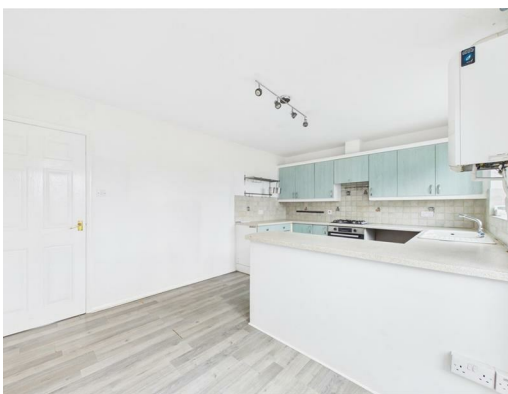
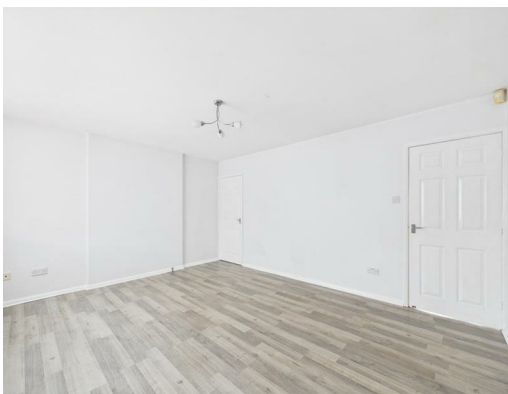
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

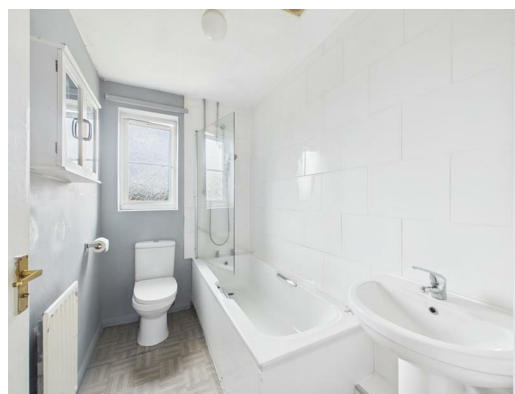
Making An Offer

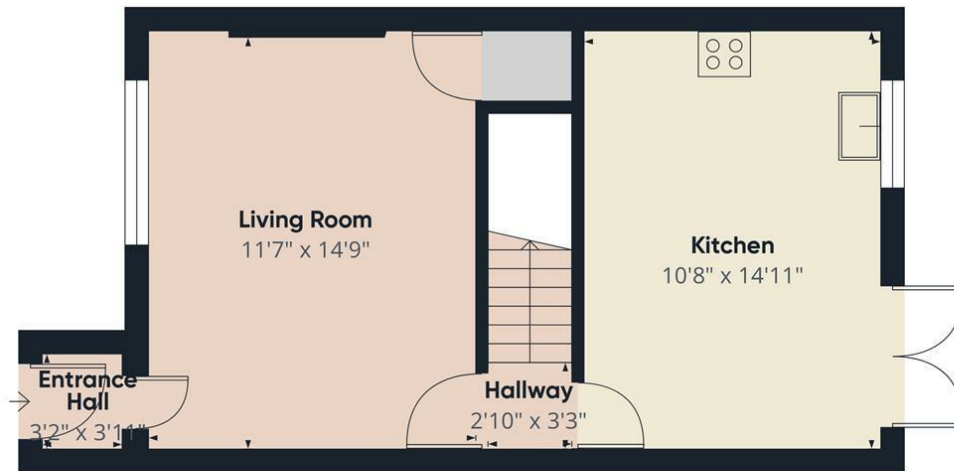
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

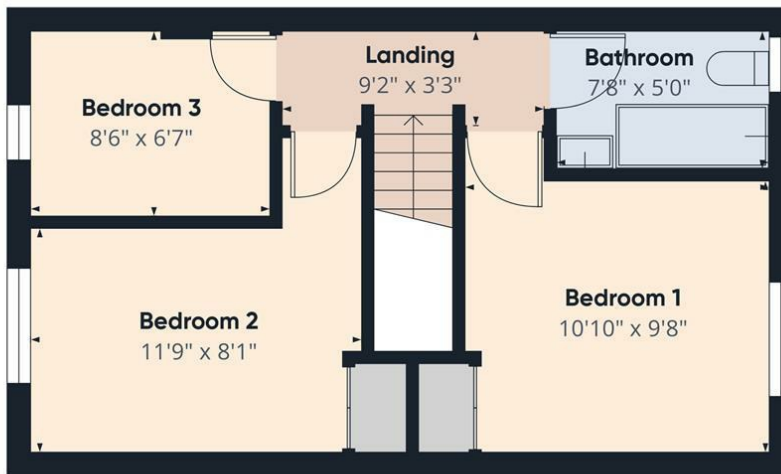
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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⁽¹⁾
740 ft²

(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.

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Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. The property can be found halfway along on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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	

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

