



# CHOICE PROPERTIES

*Estate Agents*

103 St. Bernards Avenue,  
Louth, LN11 8AS

Price £200,000



Choice Properties are happy to present this well-proportioned three bedroom property, situated in the sought after market town of Louth, offering spacious accommodation throughout. The home benefits from a generous layout with neutral décor, a well-equipped kitchen/diner, three bedrooms and a family bathroom. Externally, there are gardens to the front and rear, with the rear garden offering ample space and potential.

Offering generously proportioned rooms throughout and a desirable layout, this well presented accommodation comprises:-

### **Entrance Hallway**

6'2" x 10'1"

You enter the property into the hallway, with white walls and grey flooring. The consumer unit is located here, with access to the stairs, reception room and kitchen/diner.

### **Living Room**

13'0" x 10'3"

The living room offers plenty of space, with neutral décor and a panelled feature wall. A large bay window and coving add character.

### **Kitchen / Diner**

19'10" x 11'8"

The kitchen/diner continues the same neutral décor as the rest of the house. There are three windows providing natural light and a radiator. The kitchen offers plenty of storage with both floor and wall cabinets, with a window below the sink. There is a built-in fridge freezer, integrated cooker and hob with extractor fan, and the Viessmann boiler is also located here.

### **Outbuilding**

5'11" x 11'2"

The outbuilding features both a front and back door. It includes an outdoor utility space with a W.C., along with electricity and sockets.

### **Landing**

7'0" x 5'8"

The landing provides access to all three bedrooms, the bathroom, and the loft. It has white walls and grey carpet.

### **Bedroom 1**

10'2" x 10'8"

Bedroom one is a good size, with a large bay window and a radiator. There is a small built-in cupboard and space for a bed and additional furniture. White walls and grey carpet.

### **Bedroom 2**

12'5" x 10'2"

Bedroom two has white walls and grey carpet, with a large window and a radiator. There is a built-in cupboard for storage and space for furniture.

### **Bedroom 3**

9'0" x 8'10"

Bedroom three has space for a single bed and additional furniture, with a window and a radiator.

### **Bathroom**

7'0" x 8'3"

The family bathroom features a three-piece suite comprising a W.C., hand wash basin, and bath with shower over. There is a window, built-in storage cupboard, and a radiator. The bath and shower area is finished with tiled walls.

## **Gardens**

The rear garden is a generous size with plenty of potential, mainly laid to lawn and fully enclosed with fenced boundaries. There is a small patio area directly to the rear of the house.

The front garden has a brick wall boundary to the front, with fencing to either side, and a small lawned area.

## **Driveway**

Private driveway with ample parking.

## **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 A

## **Tenure**

Freehold.

## **Viewing Arrangements**

Viewing by appointment through Choice Properties Louth on 01507 860033.

## **Opening Hours**

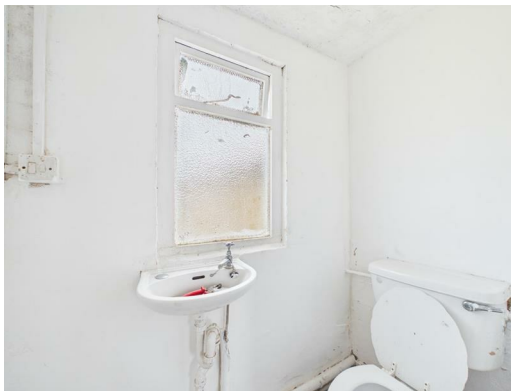
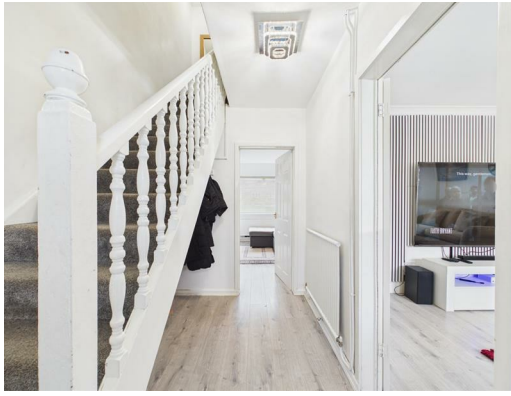
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

## **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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>(1)</sup>

954 ft<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

(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

On your sat-nav, please enter the postcode LN11 8AS. This should take you to St Bernards Avenue, please look for number 103.

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	

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	

