



# CHOICE PROPERTIES

*Estate Agents*

28 Bradley Close,  
Louth, LN11 8YL

Price £435,000



Choice Properties are delighted to bring the market this beautifully presented four bedroom detached house situated on Bradley Close, located in a sought after position in the thriving market town of Louth. The property benefits from spacious rooms and large windows throughout which creates a bright and airy interior which features four double bedrooms (one ensuite), three reception rooms, an open plan kitchen/living/dining area, a utility room, a downstairs wc, a family bathroom, and a Jack & Jill shower room. To the exterior, the property boasts a fully enclosed rear garden, a detached double garage fitted with power and lighting, and a gravelled driveway with space for three vehicles. Early Viewing Is Highly Advised.

With the added benefit of gas fired central heating and uPVC double glazing throughout, the generously sized and immaculately presented internal living accommodation comprises:-

### **Hallway**

7'9 x 19'8

With composite entrance door. Staircase leading to first floor landing. Internal door to the majority of ground floor rooms. Console for security alarm system. Thermostat. Radiator. Under stairs storage cupboard.

### **Living Room**

10'7 x 16'8

Spacious reception room fitted with a log burner. Two uPVC windows to front aspect. Radiator. Power points. Tv aerial point. Double opening doors to dining room.

### **Open Plan Kitchen/Living/Dining Area**

24'7 x 16'5

Fitted with a range of wall, base, and drawer units with oak work surfaces over. Space for five ring range cooker. One and a half bowl sink with mixer tap and drainer. Integral dishwasher. uPVC window to rear aspect over looking the garden. Bi-fold doors opening up into the rear garden. Vertical flat panel radiator. Space for a dining room table. Further base units with work surfaces over. Breakfast bar. Power points.

### **Utility Room**

8'8 x 5'7

With wall and base units with work surfaces over. Inset stainless steel sink with mixer tap. Consumer unit. Twin eye level oven. Space for fridge freezer. Plumbing for washing machine. uPVC window to front aspect. uPVC external door leading to rear garden.

### **Sitting Room**

12'2 x 9'10

With two uPVC windows to front aspect. Radiator. Power points. Tv aerial point.

### **Office**

8'8 x 6'9

With uPVC window to side aspect. Radiator. Power points. Telephone point.

### **WC**

5'10 x 3'1

Fitted with a low level wc and a wall mounted wash hand basin set over vanity with chrome mixer tap and tiled splash back. Frosted uPVC window to side aspect. Radiator.

### **Landing**

7'4 x 15'9

Internal doors to the majority of first floor rooms. Access to loft via loft hatch. Large uPVC window to front aspect. Radiator. Power points. Large fitted storage unit with seating area over. Airing cupboard housing the gas combi boiler.

### **Bedroom 1**

9'4 x 13'3

Double bedroom with a plethora of fitted wardrobe space. Tv aerial points. Radiator. Power points. uPVC window to rear aspect. Internal door to en-suite.

### **Ensuite Shower Room**

5'7 x 6'11

Fitted with a three piece suite comprising of a fully tiled walk in 'Mira' shower with interchangeable twist shower head, a back to wall wc, and a wash hand basin set over vanity unit with chrome waterfall mixer tap. Chrome heated towel rail. Storage cabinet with back lit mirror over. Spot lighting. Part tiled walls. Frosted uPVC window to rear aspect.

### **Bedroom 2**

12'5 x 10'11

Double bedroom with two uPVC windows to front aspect. Radiator. Power points. Built in storage cupboard.

### **Bedroom 3**

10'10 x 10'7

Double bedroom with two uPVC windows to front spect. Double opening built-in storage cupboard. Internal door to Jack and Jill shower room. Radiator. Power points

#### **Bedroom 4**

8'4 x 8'7

Small double bedroom with large uPVC window to rear aspect. Radiator. Power points. Internal door to Jack and Jill shower room.

#### **Jack & Jill Shower Room**

7'7 x 4'11

Fitted with a three piece suite suite comprised of a fully waterproofed panelled corner shower cubicle with traditional and rainfall shower attachment, a push flush wc, and a pedestal wash hand basin with chrome mixer tap. Radiator. Mirrored wall mounted storage cabinet. Frosted uPVC window to side aspect.

#### **Bathroom**

6'11 x 6'11

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

#### **Garage**

17'6 x 17'2

Detached brick built double garage fitted with power and lighting with two up and over garage doors. Consumer unit and electric meter. Vaulted ceilings. Pedestrian access door to side. Window to side aspect.

#### **Garden**

The property benefits from a fully enclosed rear garden with a mix of fencing and hedges to the perimeter. The garden is predominantly laid to lawn but does feature a couple of patio areas, one immediately behind the the property and one at the far end of the garden, which both provide ideal spaces for outdoor seating. The garden also benefits from being lined with various plants trees and shrubs which provide a plethora of life and colour. The garden further benefits from having outdoor lighting and an outdoor water tap.

#### **Driveway**

Gravelled driveway providing off the road parking space for up to three vehicles. The driveway further benefits from having an EV charger point.

#### **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 E.

#### **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.

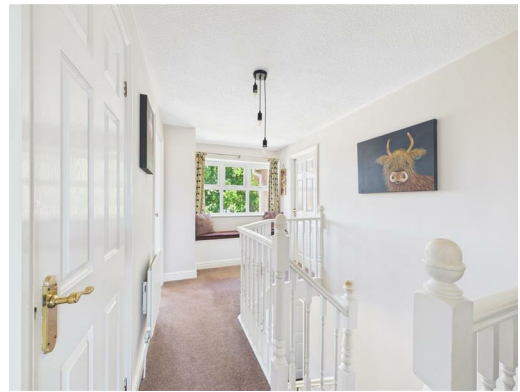
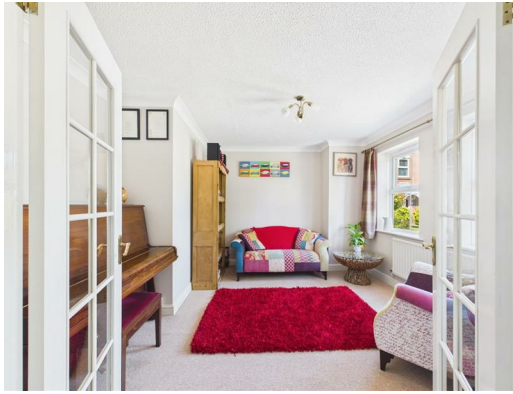
#### **Making An Offer**

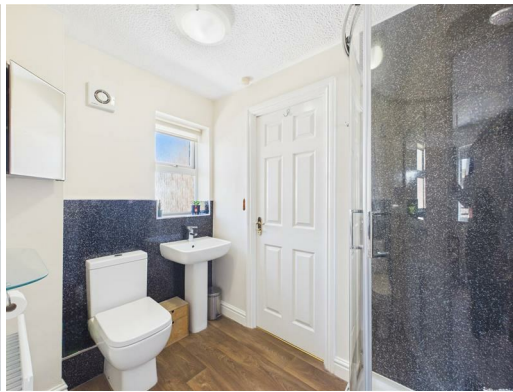
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



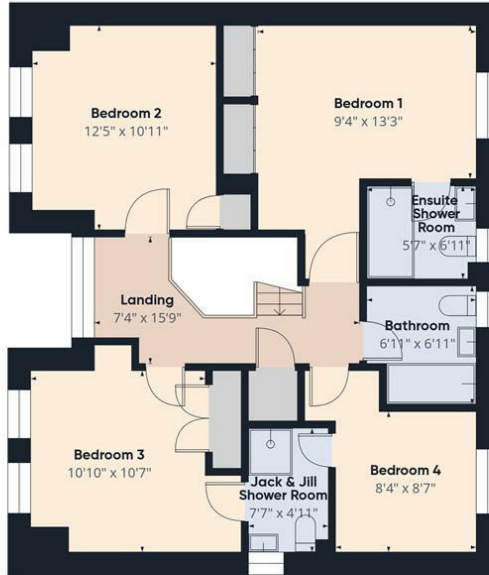








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1962 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.

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# Directions

From our Louth office head East along Eastgate. Continue until you hit the mini-roundabout and take the 2nd exit onto Church Street. Continue along Church Street until you reach the T-Junction where you need to take a left onto Kenwick Road. Continue along this road for 1/2 mile then turn left onto Eresbie Road. Take your first left onto Bradley Close then turn immediately right onto a gravelled side road and the property can be found on your left 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	

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	

