



CHOICE PROPERTIES

Estate Agents

Nirvana Keeling Street,
Louth, LN11 7PL

Price £275,000



Choice Properties are delighted to bring to market this impressive four bedroom detached dormer bungalow situated on Keeling Street located in the sought after village of North Somercotes. The property boasts capacious rooms and large windows throughout which create a bright and airy interior which comprises of four double bedrooms, a open plan living/dining area, a contemporary kitchen, two bathrooms, and a utility room. To the exterior, the property features beautifully maintained gardens, a detached garage, and a spacious driveway. Early Viewing Is Highly Advised.

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

Hallway

8'6 x 15'4

With uPVC entrance door. Staircase leading to first floor landing. Understairs storage cupboard. Radiator. Power points. Oak internal doors to the majority of ground floor rooms.

Living/Dining Area

10'4 x 30'2

With large uPVC window to front aspect. uPVC window to side aspect. Space for dining room table. Radiator. Power points. Tv aerial point. Opening to kitchen. Internal oak door to utility room.

Kitchen

8'6 x 13'9

Fitted with a range of shaker style wall, base and drawer units with work surfaces over. Four ring electric hob with splash back and pull out extractor hood over. One and a half bowl sink with chrome mixer tap and drainer. Integral fridge freezer. Integral twin eye level oven. Integral dishwasher. Dual aspect windows. Pantry. Oil boiler in box unit. Laminate flooring. Power points.

Utility Room

5'2 x 8'4

Fitted with storage units and work surfaces. Single bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Space for dryer. uPVC window to side aspect. Radiator. Herringbone flooring. Power points. Space for fridge freezer.

Reception Room/Bedroom 4

10'4 x 10'7

French doors leading to rear garden. Radiator. Power points. Tv aerial point.

Bedroom 3

8'7 x 13'0

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

Bathroom

6'9 x 7'5

Fitted with a three piece suite comprised of a panelled bath with chrome mixer tap with a traditional fully tiled shower over, a pedestal wash hand basin with chrome mixer tap and a push flush wc. Chrome heated towel rail. Frosted window to side aspect. Extractor.

Landing

6'5 x 18'1

Internal doors to all first floor rooms. Two velux windows. Power points. Telephone point.

Bedroom 1

14'2 x 19'5

Double bedroom with a walk-in wardrobe. uPVC window to rear aspect. Two velux windows. Radiator. Power points.

Bedroom 2

14'3 x 10'11

Double bedroom with built-in storage cupboard used as a fitted wardrobe. Radiator. Power points.

Shower Room

7'4 x 8'4

Fitted with a three piece suite comprised of a shower cubicle with waterproof panelling, a push flush wc, and a pedestal wash hand basin with splashback. Velux window. Radiator. Extractor.

Garage

13'5 x 18'11

Spacious garage with double opening timber garage doors. Fitted with power and lighting. Pedestrian access door to side. uPVC window to side aspect.

Gardens

The property benefits from garden space to both the front and rear of the property. The rear garden is fully enclosed with fencing to the perimeter and is lined with various plants and shrubs. The rear garden is predominantly laid to lawn but does feature a meandering block paved footpath the stretches from the rear of the property out towards the far end of the garden. At the far end of the garden is a picket fence and beyond is a paved garden space which is currently used for growing vegetables and features a greenhouse. The rear garden also features a patio area immediately behind the property ideal for outdoor seating. The property also benefits from a front garden which is laid to lawn and is lined with various plants and shrubs adding life and colour to the garden space.

Driveway

The property benefits from a block paved driveway providing off the road parking space for several 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

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, Louth. Tel 01507 860033.

Opening Hours

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

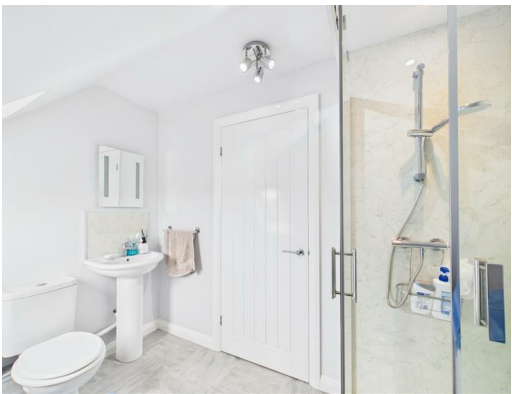
Saturday 9.00 a.m. to 3.00 p.m.

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.

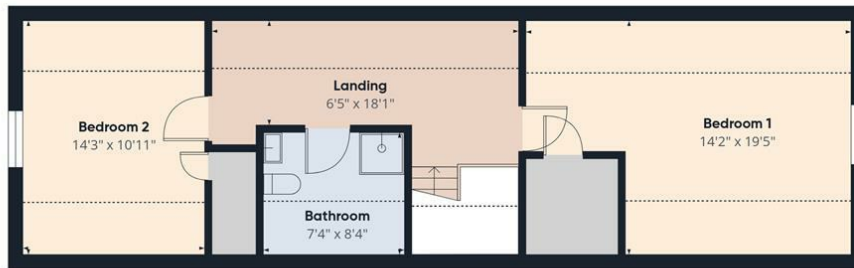








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1806 ft²

Reduced headroom

242 ft²

(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

Exit Louth via Legbourne Road and once you reach the roundabout take the first exit onto the B1200. Continue for 9 miles then turn left onto the A1031. Continue along the road for a further 4 miles into the town of North Somercotes and you will find the property on your right hand side just before you reach the crossroads at the Axe & Cleaver Pub.

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 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	

