



# CHOICE PROPERTIES

## *Estate Agents*

57 Daisy Way,  
Louth, LN11 0FS

Price £249,950



Choice Properties are delighted to bring to the market this stunning and immaculately presented three bedroom (1 en-suite) semi-detached house, located on a sought after estate with an exceptional position, overlooking the green and a view of the church spire. This beautiful family home is chain free and further benefits from stylish specification throughout, desirable layout and has generous parking with garage and well maintained garden. Early viewing is highly advised.

Offering generously proportioned rooms throughout, with full uPVC double glazing and the benefit of underfloor heating to the ground floor. The beautifully presented and abundantly light accommodation comprises:-

### **Hallway**

20'9" x 6'0"

Abundantly light hallway with featured panelling, staircase to the first floor, wall mounted fuse box, under stairs storage cupboard with underfloor heating controls.

### **Reception room**

14'7" x 10'4"

With uPVC double glazed window to the front aspect overlooking the green and view of the church spire, TV Aerial point.

### **Kitchen/Dining room**

9'7" x 16'11"

Fitted with a modern range of wall and base units with featured lighting incorporated and complimentary worksurfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap, integral cooker, four ring hob with featured stainless steel extractor hood over, integrated fridge/freezer and dishwasher, breakfast bar, dining space, inset spot lights to the ceiling, uPVC double glazed window to the rear aspect, uPVC French double opening patio door leading out into the garden.

### **Utility room**

6'5" x 10'4"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine, space for a tumble dryer, cupboard housing the wall mounted 'Ideal' combination boiler, inset spot lights to the ceiling, uPVC double glazed window to the side aspect.

### **Landing**

4'10" x 11'1"

With built in storage cupboard housing the hot water cylinder and programming controls, loft access.

### **Bedroom 1**

13'4" x 13'6"

Beautifully presented master bedroom with featured wardrobes with sliding doors, uPVC double glazed window to the front aspect overlooking views of the green and church spire, door to:-

### **En-suite Shower room**

6'7" x 4'6"

Fitted with a stylish three piece suite comprising spacious walk in shower with mains Waterfall shower over, wash hand basin set into vanity unit with mixer tap, dual flush w.c., chrome heated towel rail, fully tiled walls, extractor fan, inset spot lights to the ceiling, uPVC double glazed window.

### **Bedroom 2**

9'8" x 9'8"

Spacious double bedroom with uPVC double glazed window to the rear aspect.

### **Bedroom 3**

9'8" x 6'11"

Bedroom/Ideal office space with uPVC double glazed window.

## **Bathroom**

6'10" x 5'5"

Fitted with a modern three piece suite comprising panelled bath with mains shower over, wash hand basin with mixer tap set into featured vanity unit, dual flush w.c., vanity mirror. fully tiled walls, chrome heated towel rail, inset spot lights to the ceiling.

## **Driveway**

Block paved driveway providing parking for several vehicles.

## **Garage**

17'6" x 10'3"

With up and over door, power and lighting.

## **Garden**

To the rear of the property you will find a privately enclosed garden with fencing to the boundaries. The garden is neatly laid to lawn and also features a paved patio seating area, perfect for soaking up the sunshine or outdoor dining. There is also a outdoor water tap.

## **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 B.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 860033.

## **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.

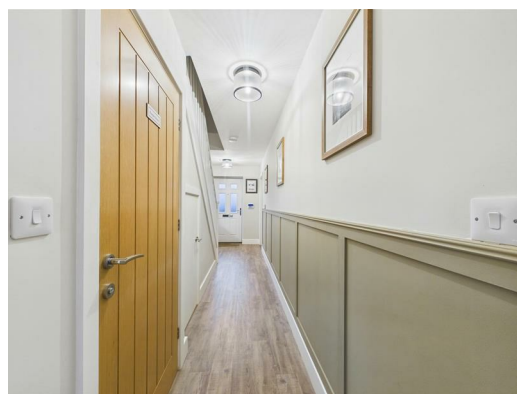
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

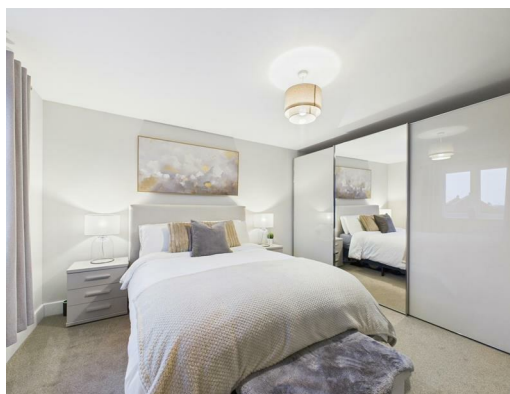
## **Opening hours**

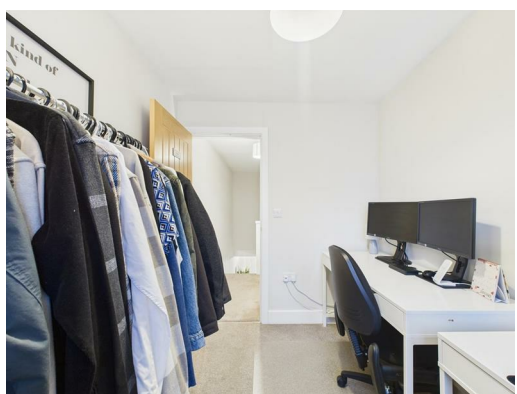
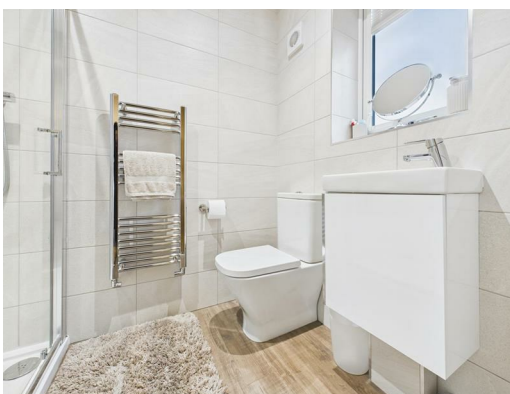
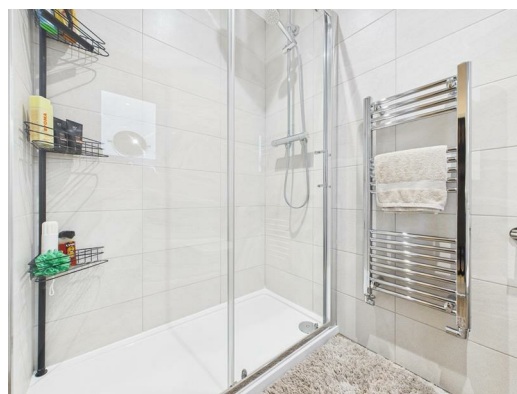
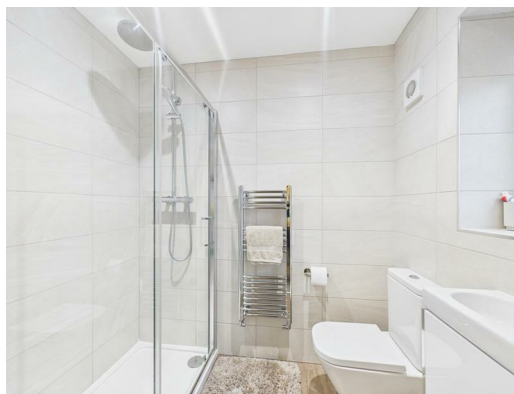
Monday to Friday 9.00 a.m to 5.00 p.m.

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

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.

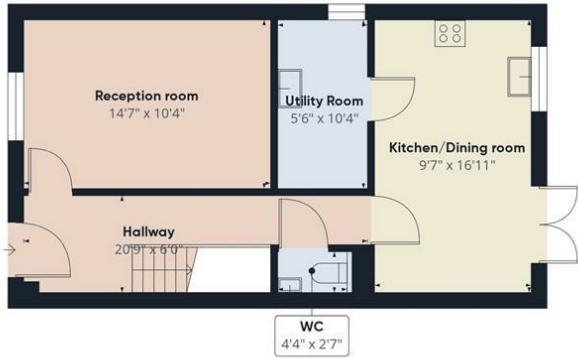




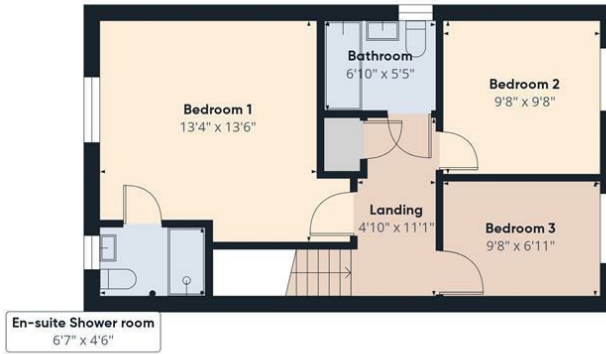




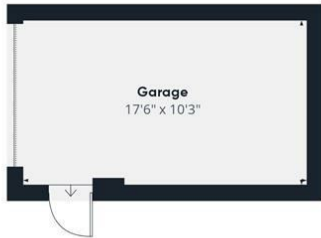




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1156 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 St James Church, Louth head north along Grimsby Road for 0.5 miles then turn left onto Bee Orchid Way. Then take a right turning onto Daisy Way and follow the road along. Then take the third right and then turn left. Number 57 will then be found directly in front of you.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B		82	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

