CHOICE PROPERTIES
Estate Agents

Sandybrae Cemetery Road, Louth, LN11 7NR

Reduced To £235,000

Choice Properties are delighted to present this well-appointed three/four bedroom detached home. The property features modern, tastefully presented accommodation throughout, including a versatile fourth bedroom on the ground floor with an en-suite shower room—ideal as a guest bedroom or home office. Additional highlights include a contemporary fitted kitchen/dining room, an easy-to-maintain garden complete with a modern timber cabin suitable for office or leisure use, and ample off-road parking to the front. Situated in a sought-after location close to local amenities, this property must be viewed to be fully appreciated.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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With the added benefit of oil fired central heating and uPVC double glazing throughout, the well presented internal living accommodation comprises:-

Entrance Hall
Double glazed window to front, double glazed door, access to:

Bedroom Four / Home Office
Double glazed window to front, radiator, door to:

En-Suite Shower Room
Obscure double glazed window to side, white suite comprising low level w.c, pedestal wash and basin, tiled shower cubicle, boiler, radiator.

Lounge
Double glazed window to front, feature fire place, radiator.

Kitchen / Dining Room
Two double glazed windows to rear, double glazed door to rear, range of eye level and base units, inset one and half bowl sink with mixer tap and drainer, built in oven, hob and extractor fan, built in twin fridge/freezers, built in bin cupboard, walk in larder cupboard, breakfast bar, radiator, part tiled walls.

Landing
Double glazed window to side, loft hatch, built in storage cupboard.

Bedroom One
Double glazed window to front, built in storage cupboard, radiator.

Bedroom Two
Two double glazed windows to rear, views over open fields, built in wardrobes, radiator.

Bedroom Three
Double glazed window to front, radiator.

Bathroom
Two obscure double glazed windows to rear, white suite comprising low level w.c, pedestal wash hand basin with mixer tap, corner bath, tiled shower cubicle, part tiled walls, radiator.

Front Garden
Lawned area, flowers, trees and shrubs, side access to rear garden.

Rear Garden
Paved for easy maintenance, access to front garden, fenced surround.

Timber Cabin
Timber cabin with double glazed windows and doors to front, power and light, timber store to side.

Driveway
Situated to the front of the property, providing off road parking space.

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

By appointment through Choice Properties on 01507 860033

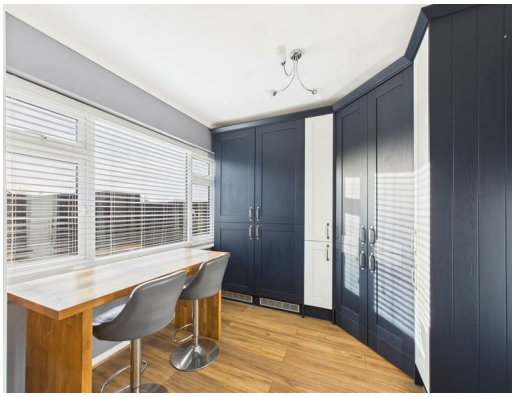
Opening Hours

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)

990 ft²

Reduced headroom

10 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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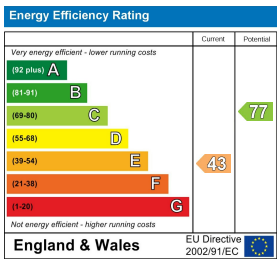
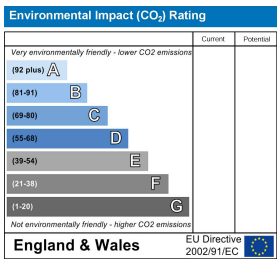
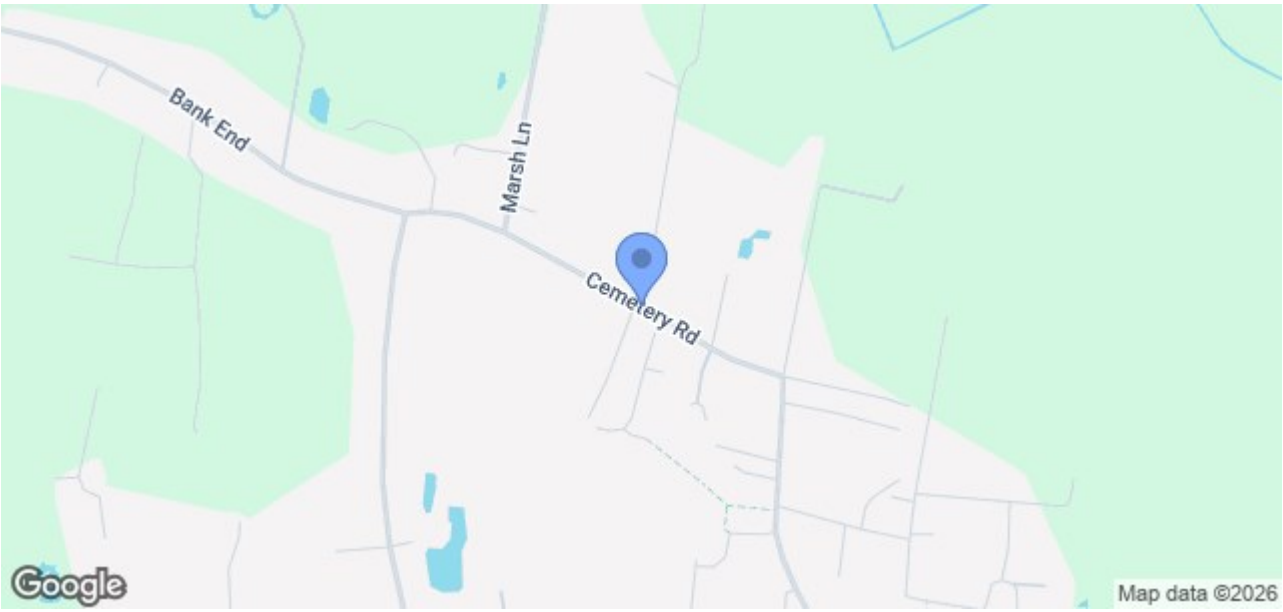
Directions

Please use LN11 7NR for satnav where the property can be found.