



# CHOICE PROPERTIES

*Estate Agents*

17 Peregrine Way,  
Louth, LN11 0ZH

Reduced To £145,000



It is a pleasure for Choice Properties to bring to market this delightful two bedroom mid-terraced house located on Peregrine Way situated in the thriving market town of Louth. Large uPVC windows throughout provide a light and airy living space that is comprised of a kitchen, living room, two bedrooms, family bathroom, and a downstairs wc. To the exterior, the property features a private laid to lawn garden with a patio seating area. Early Viewing Is Highly Advised.

With the additional benefit of gas central heating and uPVC double glazing throughout, the well presented and abundantly bright internal living accommodation comprises:-

### **Hallway**

9'10" x 3'9"

With composite entrance door. Staircase leading to first floor landing. Internal doors to all ground floor rooms. Tiled flooring. Radiator. Power points. Opening to:-

### **Kitchen**

9'10" x 6'1"

Fitted with wall, base, and drawer units with worksurfaces over. One and a half bowl stainless steel sink with mixer tap and drainer. Four ring gas hob with pull out extractor hood over. Integral fridge freezer. Integral twin oven. Ideal gas combi boiler in box unit. Integral dish washer. Integral washing machine. Power points with usb adaptability. Tiled flooring. uPVC window to front aspect.

### **Living Room**

12'1" x 13'1"

Large built in under stairs storage cupboard. uPVC French doors leading to garden. Radiator. Power points. Tv aerial point. Telephone point.

### **Downstairs WC**

5'0" x 2'11"

Fitted with a push flush wc and a corner pedestal wash hand basin. Consumer unit. Radiator. Tiled flooring. Part tiled walls. Frosted uPVC window to front aspect. Extractor.

### **Landing**

6'6" x 3'4"

Access to loft via loft hatch. Internal doors to all first floor rooms. Radiator. Power points.

### **Bedroom 1**

8'3" x 12'1"

Double bedroom with built in overstairs storage cupboard. Two uPVC windows to front aspect. Radiator. Power points. Tv aerial point. Thermostat.

### **Bedroom 2**

6'10" x 12'9"

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

### **Bathroom**

6'3" x 6'1"

Fitted with a three piece suite comprising of panelled bath with fully tiled shower over, pedestal wash hand basin with chrome mixer tap, and a push flush wc. Tiled flooring. Part tiled walls. Chrome heated towel rail. Electric shaver point. Wall mounted storage cabinet with back lit mirror over. Extractor.

### **Garden**

The property benefits from a fully enclosed, private, rear garden with fencing to the perimeter. The garden is mostly laid to lawn but benefits from a patio area providing an ideal place for outdoor seating. There is a paved footpath that leads from the patio area up the side of the garden towards the rear and then round towards the side access gate. The rear garden also features a garden shed providing outdoor storage space.

### **Parking**

There are two parking spaces for the property.

## **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 A.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening Hours**

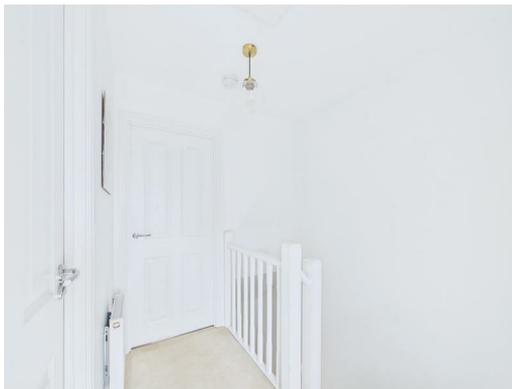
Monday to Friday 9.00am to 5.00pm  
Saturday 9.00am - 3.00pm

## **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<sup>(1)</sup>  
533.14 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then turn Left onto Albatross Way. Take your second right onto Peregrine Way, follow the road round to the left and you will find the property on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			99
(81-91) B		84	
(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	

