



# CHOICE PROPERTIES

*Estate Agents*

31 Broadley Crescent,  
Louth, LN11 8AN

Reduced To £155,000



Choice Properties are delighted to bring to the market this stylish and well presented two bedroom semi-detached house. The property further benefits from spacious driveway for multiple vehicles, generously sized and beautifully tended garden to the rear and is located just a short distance from the local amenities and town centre. Early viewing is highly advised!

The beautifully maintained and well laid out accommodation comprises:-

### **Hallway**

11'7" x 5'10"

Enter via uPVC double glazed entrance door to the side aspect, staircase to the first floor, wall mounted thermostat controls, under stairs storage cupboard, door to:-

### **Reception room**

13'5" x 10'10"

With uPVC double glazed bay window to the front aspect providing plenty of light throughout, wood burner set into featured surround with tiled hearth, TV Aerial point, telephone point.

### **Kitchen**

10'9" x 9'5"

Fitted with a stylish range of wall and base units with complimentary worksurfaces over, one bowl stainless steel sink unit with drainer and mixer tap, integral grill, integral cooker with four ring hob over and featured stainless steel extractor hood, space for fridge/freezer, integrated dishwasher, cupboard housing wall mounted combination boiler, part tiled walls, uPVC double glazed window to the rear aspect, pedestrian door to the side aspect, opening into:-

### **Dining room**

8'9" x 7'3"

With uPVC French double opening patio doors to the rear aspect, TV Aerial point.

### **Bedroom 1**

12'3" x 13'10"

Double bedroom with uPVC double glazed window, built in storage cupboard.

### **Bedroom 2**

9'0" x 10'5"

Double bedroom with uPVC double glazed window.

### **Bathroom**

6'3" x 6'4"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, extractor fan.

### **Driveway**

Gravelled driveway providing off road parking for multiple vehicles including a caravan/motorhome.

### **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The gardens are neatly laid to lawn and feature established plants, trees and shrubbery to two borders. There is a paved patio seating area which is perfect for relaxing in the sunshine or outdoor dining. There is also an outdoor w.c. and bricked store. A gate to the side of the property provides access to the front.

### **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

## **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.

## **Viewing arrangements**

By appointment through Choice Properties on 01507 860033.

## **Opening hours**

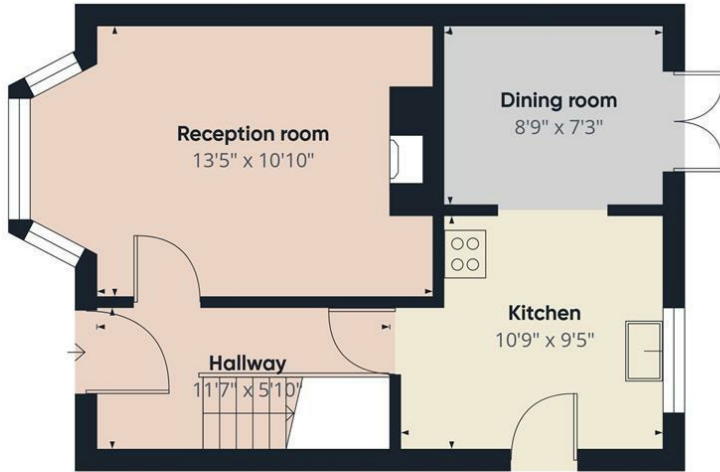
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

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>  
744 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 for 1km, then take a right down St Bernard's Avenue. Continue along St Bernard's Ave. for 300m, then take a left onto Broadley Crescent. 31 can be on your left hand side just after the corner.

