CHOICE PROPERTIES
Estate Agents

24 Station Approach, Louth, LN11 0PS

Reduced To £180,000

Choice Properties are delighted to bring to market this well proportioned two bedroom semi-detached bungalow situated on Station Approach located in a sought after position in the heart of the thriving market town of Louth. The property benefits from large windows throughout which create a light and airy interior which features two double bedrooms, a kitchen, a living room, and a shower room. To the exterior the property boasts an easy to maintain garden and a paved driveway. With No Onward Chain, Early Viewing Is Highly Advised.

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

Hallway
9'0 x 10'2 (to furthest measurement)
Fitted with a uPVC entrance door. Access to loft via loft hatch. Thermostat. Radiator. Power points.

Kitchen
8'7 x 9'8
Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring 'NEFF' gas hob with pull out extractor and tiled splashback over. Integral eye level oven. Integral fridge. Plumbing for washing machine. 'Valiant' gas boiler in box unit. Large uPVC window to front aspect. Part tiled walls. Radiator. Power points.

Living Room
14'9 x 11'8
Spacious living room with walk-in bay uPVC window to front aspect. Gas fireplace with quartz hearth, surround, and mantel. Power points. Tv aerial points. Telephone point. Radiator.

Bedroom 1
12'4 x 10'6
Double bedroom with fitted wardrobes with sliding mirrored doors. Radiator. Power points. Large uPVC window to rear aspect.

Bedroom 2
8'9 x 10'8
With uPVC French doors leading to rear garden. Built-in airing cupboard housing the hot water tank. Radiator. Power points.

Shower Room
5'9 x 6'3
Fitted with a three piece suite comprising of a fully waterproof panelled corner shower cubicle with rainfall shower attachment, a wash hand basin set over vanity unit with chrome mixer tap and tiled splashback, and a back to wall wc. Part tiled walls. Chrome heated towel rail. Frosted uPVC window to side aspect. Spot lighting. Extractor.

Gardens
The property benefits from a private rear garden. The rear garden is paved for ease of maintenance and features fencing to the perimeter. The rear garden is also tiered and banked and has steps descending to a lower tier where an abundance of plants and shrubs are found which flood the garden with life an colour. Also found in the rear garden is an outdoor storage shed.

Driveway
Paved driveway providing off the road parking for up to two 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 B.

Viewing Arrangements

Viewing by Appointment through Choice Properties, 25-27 Mercer Row, Louth, LN11 9JG. Tel 01507 860033.

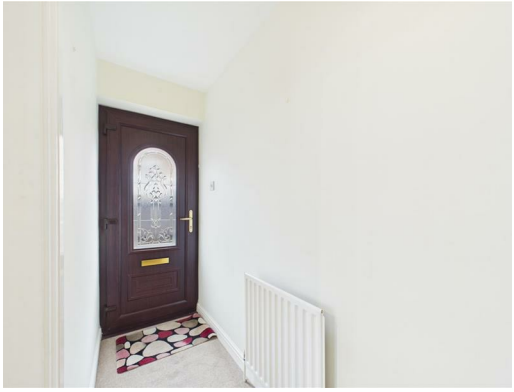
Opening Hours

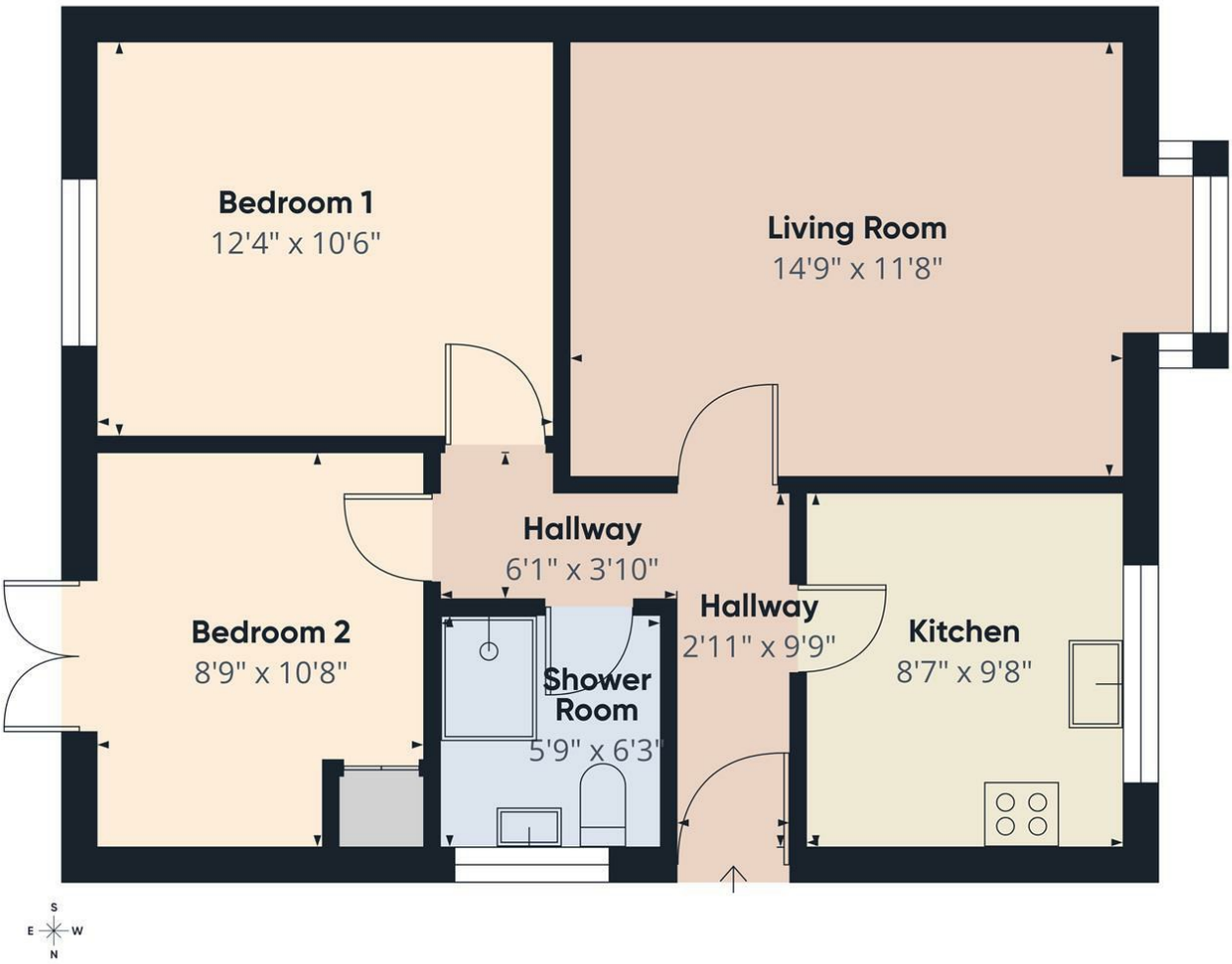
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.





Approximate total area(1)

582 ft²

(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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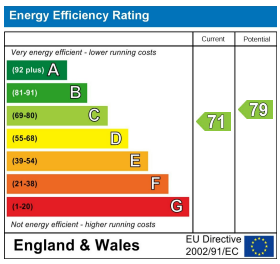
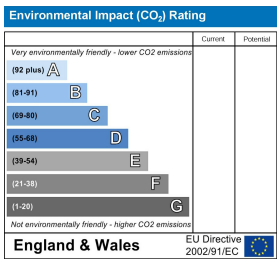
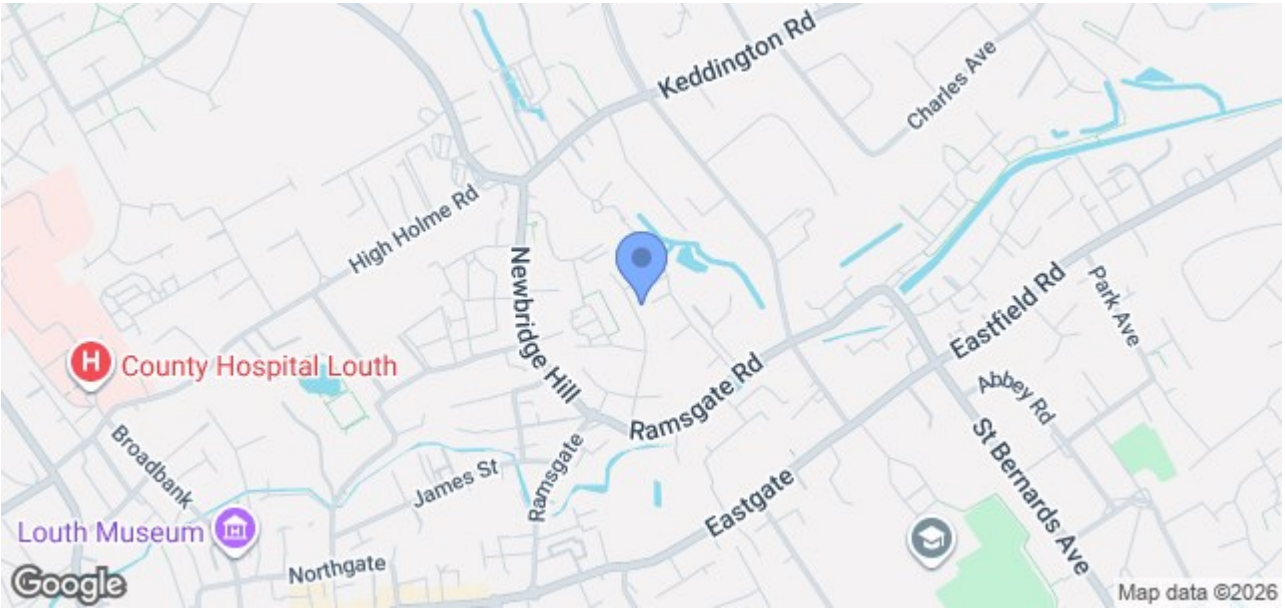
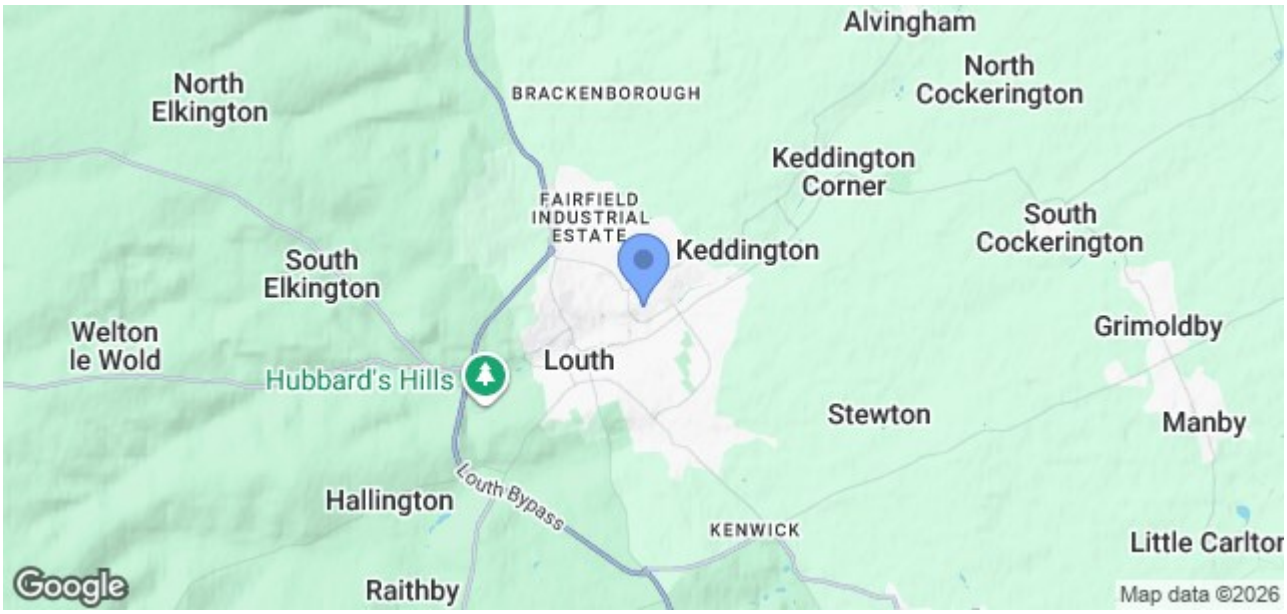
Directions

From our Louth office head east onto Eastgate and continue until you reach a mini roundabout where you continue straight on, then at the mini roundabout immediately after turn left onto Ramsgate. Continue until the next mini roundabout where you turn right and the immediately left onto Station Approach. The property can be found 200m along on your right hand side.