



CHOICE PROPERTIES

Estate Agents

21 Buckingham Road,
Louth, LN11 0YU

Reduced To £340,000



It is a pleasure for Choice Properties to bring to the market this most impressive and immaculately presented four bedroom detached house situated in the most peaceful and private location. The property further benefits from two reception rooms, spacious kitchen/diner and stands proudly upon attractive gardens to the front and rear. Viewing is most highly advised.

Offering generously proportioned rooms and a flexible layout, the beautifully maintained accommodation comprises:-

Hallway

11'11" x 7'09"

Spacious hallway, staircase to the first floor, under stairs storage cupboard, telephone point, thermostat controls.

Reception Room

23'10" x 11'11"

Abundantly light and airy reception room, Bay window to front aspect, TV Aerial point, telephone point, gas fire set into featured marble surround, sliding patio doors to the rear aspect leading out onto the attractive rear garden.

Kitchen/Dining Room

11'8" x 17'3"

Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, five ring gas hob with stainless steel extractor hood over, wall mounted Worcester combination boiler, wall mounted fuse box, partly tiled walls, ample space for appliances including plumbing for a washing machine and dishwasher and space for fridge/freezer, featured wooden beams to the ceiling with inset spotlighting.

Dining Room

11'11" x 9'8"

Bay window to front aspect, TV Aerial point.

Conservatory

6'11" x 8'10"

Glass pitched roof, tiled flooring, pedestrian door to the side aspect, overlooking beautiful views of the garden.

Landing

17'0" x 8'4"

With loft access (large loft space, retractable ladder, boarded and insulated with lighting).

Bedroom 1

15'05" x 11'1"

Remarkably spacious double bedroom with ample lighting.

Bedroom 2

11'11" x 9'4"

Spacious double bedroom.

Bedroom 3

11'8" x 9'4"

Spacious double bedroom.

Bedroom 4

8'3" x 8'4"

Ideal for a single bedroom or office space.

Bathroom

8'04" x 8'05"

Fitted with a modern four piece suite comprising panelled bath with single taps, large walk in shower with mains shower over, wash hand basin with stainless steel mixer taps set into vanity unit, close coupled wc, tiled flooring, partly tiled walls, inset spot lighting to the ceiling.

WC

4'10" x 3'1"

Fitted with a two piece suite comprising wash hand basin with stainless steel mixer taps set into vanity unit, close coupled wc, tiled splash backs.

Driveway

Paved driveway providing off road parking for several vehicles.

Double garage

17'03" x 16'11"

Up and over doors with power and lighting and further pedestrian door for access.

Garden

The property stands proudly upon attractive and well tended gardens, with an abundance of beautiful plants, trees and shrubbery throughout. The front garden is laid to lawn with large hedging to the boundaries making the garden privately secluded. There is a timber gate to the front of the property which leads down a paved footpath and up towards the front entrance door. The rear garden is both lawned and paved with featured steps leading down to the double garage, timber storage shed and driveway. There is a paved patio section, located outside the reception room, along with other further seating areas. This is a wonderful garden for outdoor entertainment or Alfresco dining.

Tenure

Freehold.

Council tax

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 D.

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.

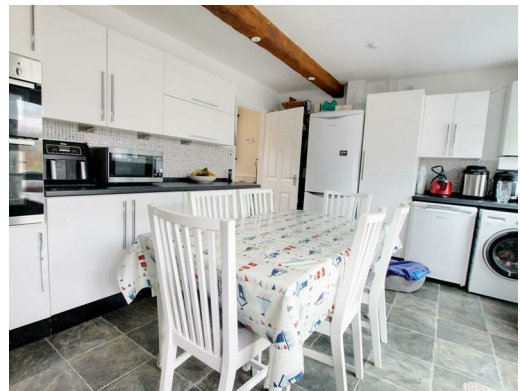
Viewing arrangements

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

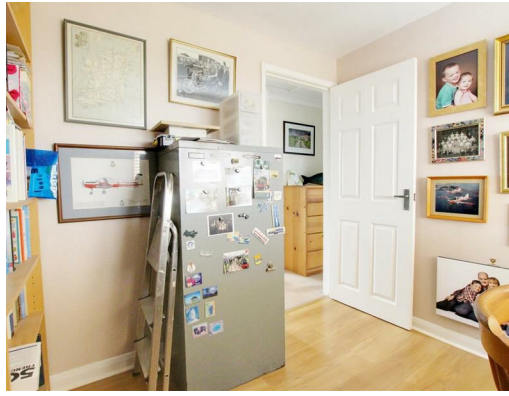
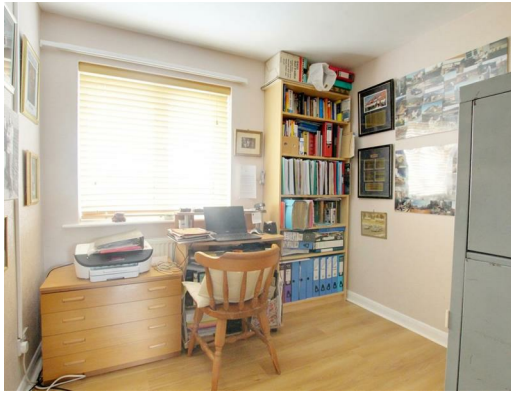
Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

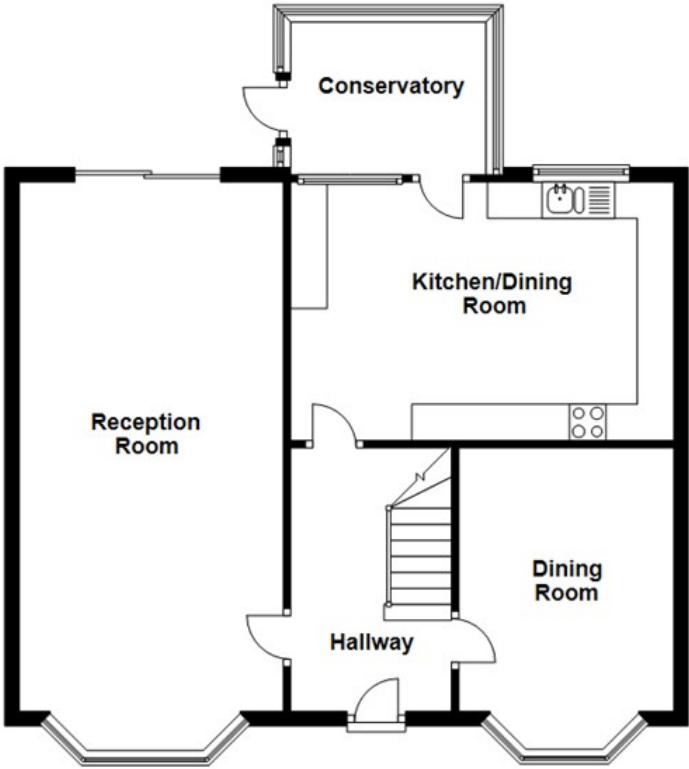
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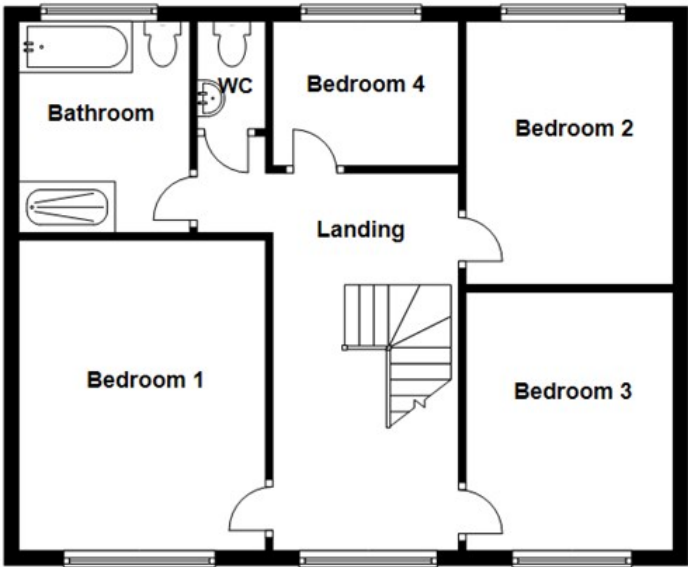




Ground Floor



First Floor



Directions

Use postcode LN11 0YU to find Buckingham Road and number 21 can be located at the bottom of the road, privately tucked away on the corner on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

