



CHOICE PROPERTIES

Estate Agents

119a High Holme Road,
Louth, LN11 0HD

Reduced To £425,000



Choice Properties are delighted to bring to market this idyllic 4-bed (1 ensuite) detached house which further benefits from a detached double garage, large driveway and wrap around garden. The beautifully presented interior boasts bright living spaces and a modern kitchen. Located in a sought after location down a private road early viewing is highly advised.

With the added benefit of gas central heating and UPVC double glazing, this well presented and commodious accommodation consists of:-

Hallway

19'11" x 6'5"

Staircase to first floor landing. Radiator. Telephone point. Door to :-

Living Room

19'11" x 13'1"

Abundantly light and spacious living room. TV aerial point. Radiator. Powerpoints.

Dining Room

19'11" x 11'5"

Generously sized dining room. French doors opening to courtyard. Radiator. Powerpoints.

Kitchen

11'10" x 15'0"

Generously sized modern kitchen. Fitted wall and base units with featured granite worktops over. Five ring gas hob with extractor hood over. 1 1/2 bowl featured fibreglass sink with mixer tap and drainer. Reverse osmosis water filter. Door to:-

Utility

5'2" x 10'11"

Fitted wall and base units. Boiler inside housing unit. 1 bowl stainless steel sink with mixer tap and drainer and water softener under. Plumbing for washing machine. Radiator. Door to :-

WC

Sink with mixer tap and vanity unit under. Push flush WC. Heated towel rail.

Landing

19'8" x 6'9"

Airing cupboard housing hot water tank. Radiator. Powerpoints.

Bedroom 1

12'10" x 11'5"

Spacious double bedroom. Fitted wardrobes. Radiator. Power points. Telephone point. Door to:-

En-suite

6'7" x 8'8"

Walk in shower with mains power shower over with mermaid board to the splash backs. Sink with mixer tap and vanity unit under. Push flush WC. Heated towel rail.

Bedroom 2

17'5" x 14'3"

Spacious double bedroom. Radiator. Power points, telephone point.

Bedroom 3

9'9" x 13'1"

Double bedroom. Radiator. Power points.

Bedroom 4

9'9" x 9'3"

Radiator. Powerpoints.

Bathroom

6'6" x 9'0"

Tiled bathroom with bath with mixer tap and shower over. Sink with mixer tap over vanity unit. Push flush WC. Heated towel rail.

Garage

18'0" x 18'0"

Spacious detached double garage with workspaces. Electric up and over garage door.

Tenure

Freehold

Viewing Arrangements

By appointment through Choice Properties on 01507 860033.

Opening Hours

Mon-Fri 9.00 am - 5.00 pm.

Saturday 9.00 am - 3.00 pm.

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.

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. Amount payable for 2023/24 - £1787.16

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.

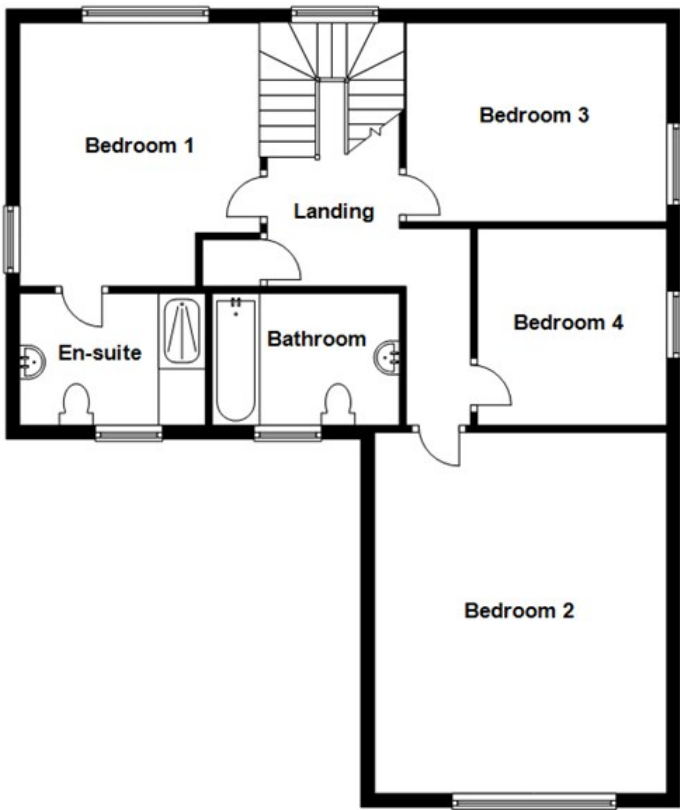






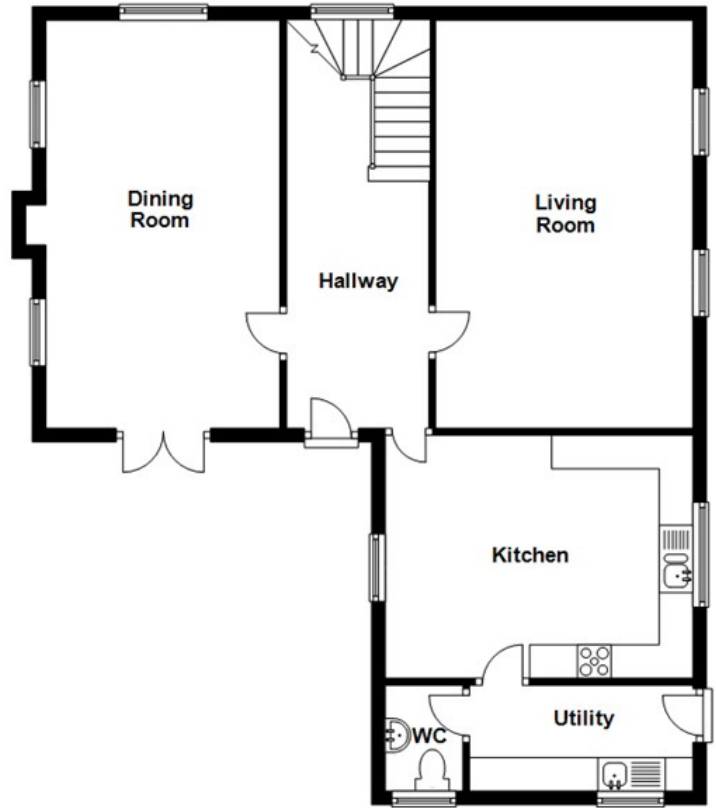
First Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



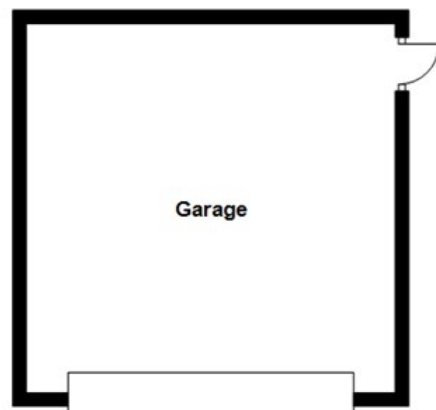
Ground Floor

Approx. 83.1 sq. metres (894.7 sq. feet)



Garage

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 194.3 sq. metres (2091.7 sq. feet)

Directions

From Louth hospital head North-East along High Holme Road. 500m along High Holme Road there will be a private road on your left just before No. 119. Turn down here and 119a will be the third property on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-60) D	67	
(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 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	

