



CHOICE PROPERTIES

Estate Agents

4 Conker Grove,
Louth, LN11 7BY

Reduced To £325,000



It is a pleasure for Choice Properties to bring to the market this stunning and stylish four bedroom (1 en-suite) detached house, situated on the sought after Tennyson Fields development. This immaculately presented property further benefits from driveway with garage, and stands proudly upon an attractive and generously sized south facing garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer.

With south facing gardens and offering generously proportioned rooms throughout and a flexible layout, the abundantly light and beautifully maintained accommodation comprises:-

Hallway

6'0" x 12'6"

Spacious hallway, staircase to the first floor, thermostat controls.

Reception Room

14'5" x 10'9"

Box window to the front aspect providing a light and airy atmosphere, TV Aerial point, telephone point.

Kitchen/Dining room

8'11" x 16'8"

Fitted with a range of stylish 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 featured stainless steel extractor hood over, integrated fridge/freezer and dishwasher, inset spotlights to the ceiling, partly tiled walls, plenty of room for a dining table, French double opening patio doors leading out onto the spacious rear garden.

Utility Room

3'10" x 10'7"

Cupboard housing the wall mounted combination boiler, plumbing for a washing machine, door to integral garage, pedestrian door to the rear aspect leading into the garden.

WC

6'0" x 3'10"

Fitted with a two piece suite comprising wash hand basin with mixer taps, dual flushed w.c., tiled splash backs.

Landing

6'7" x 16'8"

Cupboard housing the hot water cylinder.

Bedroom 1

14'11" x 10'9"

Remarkably spacious double bedroom, TV Aerial point, door to:-

En-suite Shower Room

6'3" x 9'1"

Fitted with a modern three piece suite comprising shower cubicle with mains fed shower over, wash hand basin with mixer taps, dual flush w.c., chrome heated towel rail, tiled splash backs.

Bedroom 2

12'11" x 10'3"

Spacious double bedroom, TV Aerial point.

Bedroom 3

9'4" x 9'6"

Double bedroom, TV Aerial point.

Bedroom 4

7'7" x 10'3"

Double bedroom, TV Aerial point, telephone point.

Bathroom

9'4" x 6'10"

Fitted with a modern three piece suite comprising panelled bath with mixer taps, wash hand basin with mixer taps, dual flush w.c., chrome heated towel rail, inset spot lights to the ceiling.

Driveway

Paved driveway providing off road parking.

Garage

19'6" x 10'7"

Power and lighting, wall mounted fuse box.

Garden

To the rear of the property you will find an attractive garden laid with a well tended and generously sized lawn, and enclosed with timber fencing to the boundaries. There is also a spacious paved patio seating area located outside the kitchen which is ideal for outdoor entertainment, soaking up the sunshine or Alfresco dining. A timber 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

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

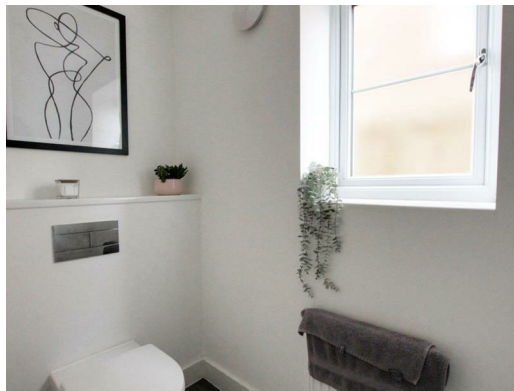
Viewing by appointment through Choice Properties on 01507 860033.

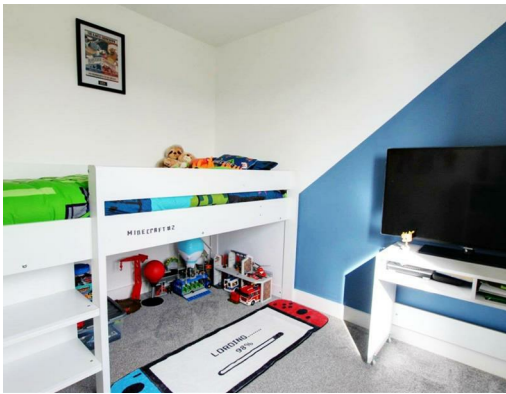
Opening hours

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

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

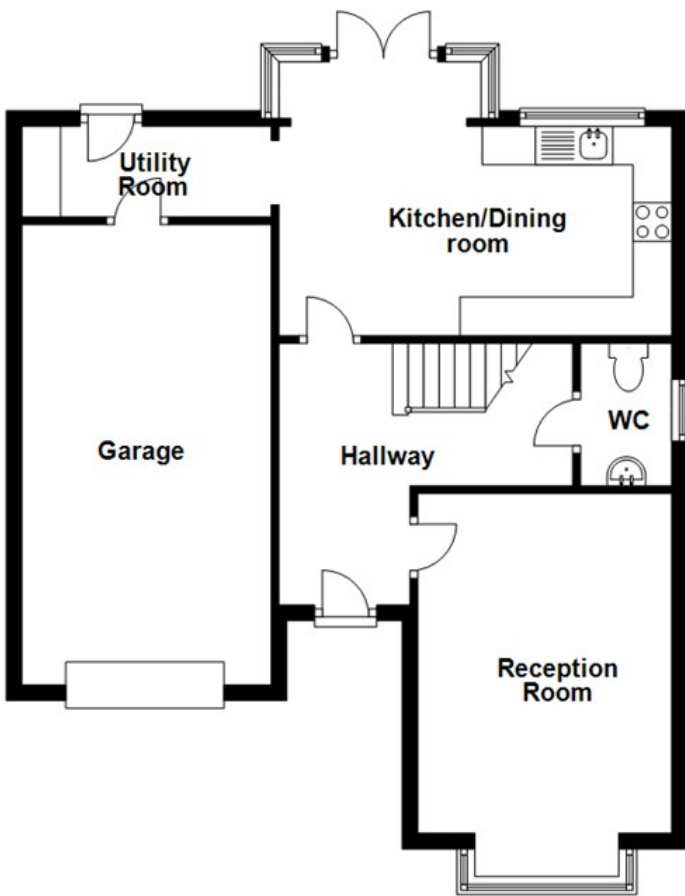
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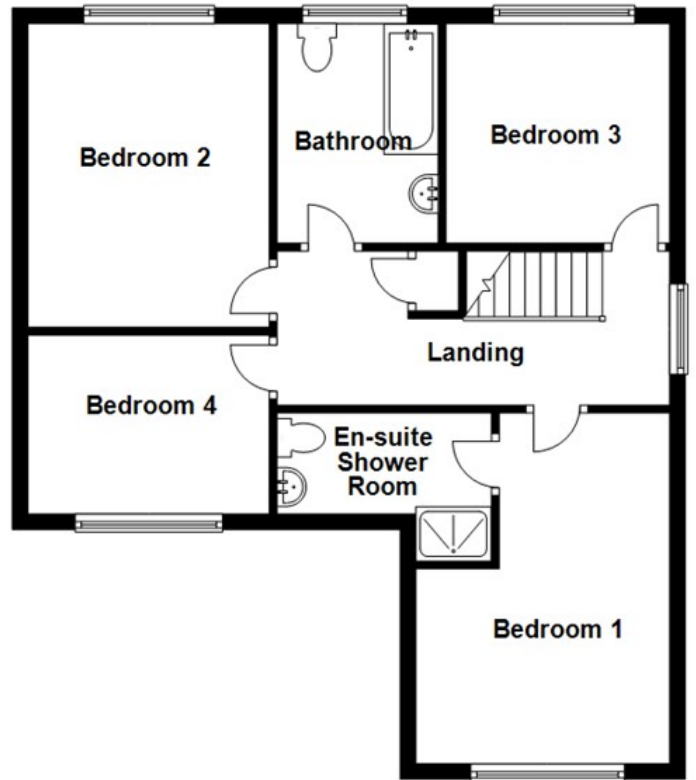




Ground Floor



First Floor



Directions

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		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	

