



CHOICE PROPERTIES

Estate Agents

2 Petrel Drive,
Louth, LN11 0ZG

Price £245,000



Choice properties are delighted to bring to the market this impressive and stylish four bedroom (1 en-suite) semi-detached house, situated on a modern and sought after development. The property is immaculately presented throughout and sits proudly upon an attractive and well tended garden to the rear. Early viewing is highly advised to appreciate the space this property has to offer.

The beautifully maintained and abundantly light and spacious accommodation comprises:-

Hallway

13'4" x 6'9"

Featured Composite entrance door, staircase to the first floor, under stairs storage cupboard, wall mounted consumer unit.

Reception Room

13'10" x 16'1"

Dual aspect windows providing a light and airy atmosphere, TV Aerial point, telephone point, French double opening patio doors leading out into the beautifully maintained rear garden.

Kitchen

10'0" x 9'0"

Fitted with a stylish range of modern wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral double cooker, four ring gas hob with featured stainless steel extractor hood over, integrated fridge/freezer and dishwasher and washing machine, space for a dining table, window to the front aspect, cupboard housing the wall mounted combination boiler.

Lobby

4'5" x 4'11"

Staircase to:-

Master Bedroom

22'0" x 16'0"

Remarkably spacious master bedroom, window to the front aspect, Velux window to the rear aspect, featured wall to wall wardrobes with sliding doors, TV Aerial point, door to:-

En-suite Shower Room

9'3" x 5'0"

Fitted with a modern three piece suite comprising large walk in shower cubicle with mains shower over, pedestal wash hand basin with mixer taps, dual flush w.c., Velux window, shaving point, tiled splash backs.

Bedroom 2

11'0" x 9'0"

Spacious double bedroom, window to the front aspect.

Bedroom 3

10'4" x 9'0"

Spacious double bedroom, window to the rear aspect.

Bedroom 4

11'0" x 4'11"

Window to the rear aspect.

Bathroom

5'6" x 7'0"

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

WC

3'0" x 6'0"

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

Driveway

Paved driveway providing off road - including space for a caravan/motorhome.

Garage

With power and lighting. The current Sellers have separated the garage to form a storage area and workshop, but this can be simply changed back depending on the purchasers requirements.

Garden

To the front of the property is a laid to lawn garden with featured gravelled borders. A footpath to the side of the property leads through a timber gate and into the rear garden. To the rear of the property you will find an attractive, well tended and low maintenance garden which is secured with timber fencing to the boundaries. The garden is perfect for outdoor entertainment as it features a home made timber bar and large timber covered seating area which the current Sellers use to house the hot tub. The hot tub is available by separate negotiation. There is also a large timber storage shed and outside tap and lighting.

Tenure

Freehold.

Council tax band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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.

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

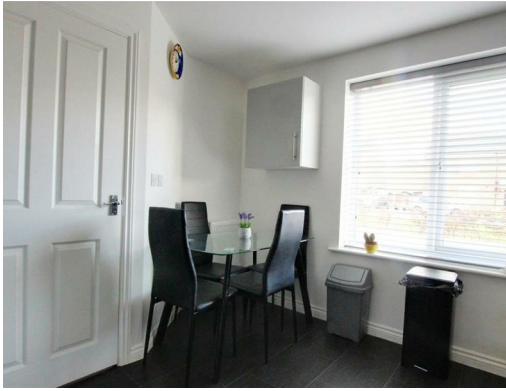
By appointment through Choice Properties on 01507 860033.

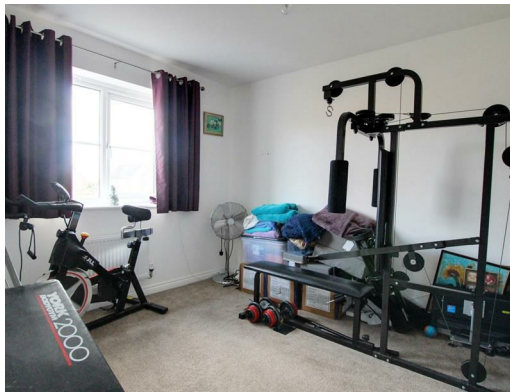
Opening hours

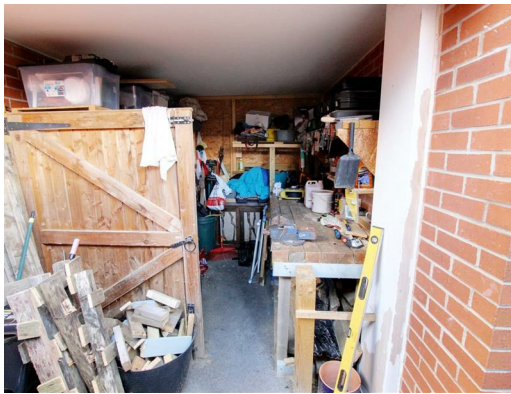
Monday to Friday 9.00 a.m to 5.00 p.m.

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.

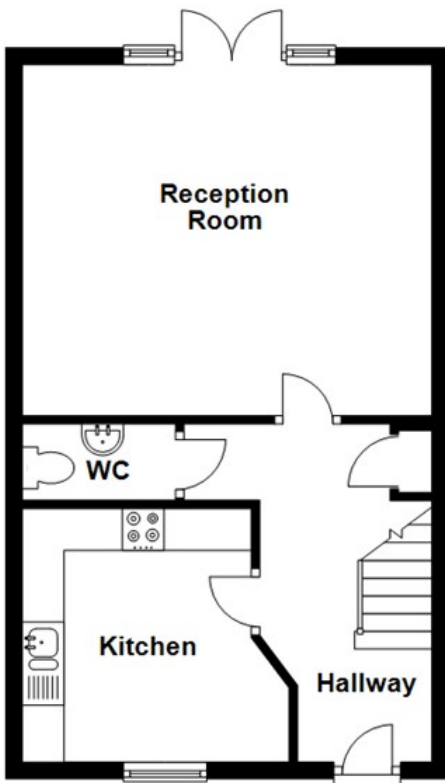






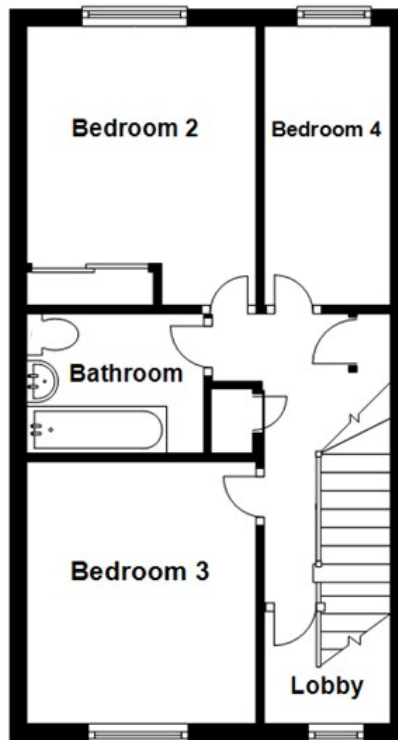
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



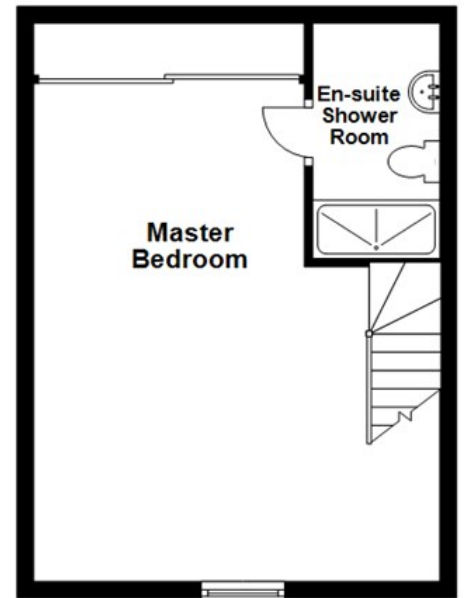
First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

Directions

Head towards the market place onto Eastgate. At the roundabout continue onto Eastgate. Then at the next roundabout take your first exit onto Ramsgate. Then take your first exit at the roundabout onto Newbridge Hill. Follow this road past Aldi then at your next round-a-bout take the right hand turning onto Keddington Road. Turn left onto Brackenborough road, then take your second right onto Fulmar Drive. Continue onto Guillemot Drive, then tun left onto Albatross way. Then take your second left onto Petrel Drive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	86	
(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	

