



CHOICE PROPERTIES

Estate Agents

Mayfair Jubilee Road,
Louth, LN11 7LH

Reduced To £325,000



Choice Properties are delighted bring to market this most spacious detached bungalow featuring 3 Bedrooms and 2 Reception Rooms. Standing in good sized lawned gardens this lovely home is located in the popular small village of North Somercotes and is only a short drive from the neighbouring bustling market town of Louth and the coastal town of Mablethorpe. Early Viewing is advised.

The well laid out internal accommodation has the advantage of Oil Fired Central Heating and UPVC Double Glazing and comprises:-

Front entrance door to:

Entrance Hall

Radiator. Smoke alarm. Electric consumer unit. Telephone point.

Lounge

11'9" x 14'1"

Box bay window. Radiator. Electric fire.

Sitting Room

11'9" x 13'1"

Radiator. Storage cupboard with electric consumer unit. 'Nest' thermostat.

Kitchen

10'0" x 11'5"

Fitted wall and base units with work surfaces over. Stainless steel 1.5 bowl sink unit and drainer with mixer taps. Part tiled walls. Electric cooker point. Extractor fan. Open plan leading through to:

Dining Area

13'8" x 6'2"

2 radiators. Door leading out to the side/front garden.

Sun Room

Radiator. Tiled floor. Wall lighting. Sliding patio doors leading out to the rear garden.

Bedroom 1

17'9" x 19'2"

2 radiators. Double opening doors leading out to the rear garden Door to en-suite.

En-suite Shower Room

6'11" x 7'9"

With three piece suite which consists of a large shower enclosure with mixer shower, wash hand basin and w.c. Chrome heated towel rail. Spot lighting. Illuminated mirror. Extractor fan.

Bedroom 2

10'0" x 12'7"

Radiator. Door to en-suite.

En-suite Bathroom

10'0" x 4'8"

With three piece white suite which consists of a panelled bath with electric shower over, wash hand basin and w.c. Radiator. Fully tiled walls. Heated towel rail. Extractor fan.

Bedroom 3

10'6" x 11'5"

Radiator.

Shower Room

5'6" x 10'9"

With three piece white suite which consists of a large shower enclosure with electric shower, wash hand basin and w.c. Tiled floor. Fully tiled walls. Heated towel rail/radiator. Spot lighting. Extractor fan. Storage cupboard with plumbing for washing machine.

Driveway

With parking for several vehicles. External oil boiler which supplies the central heating and hot water.

Gardens

To the front of the property are privately enclosed lawned garden with feature planting. To the rear is a spacious lawned garden with timber decking and open views over farm land. Outside lighting and power points. Two timber sheds.

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 C

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.

Making an offer

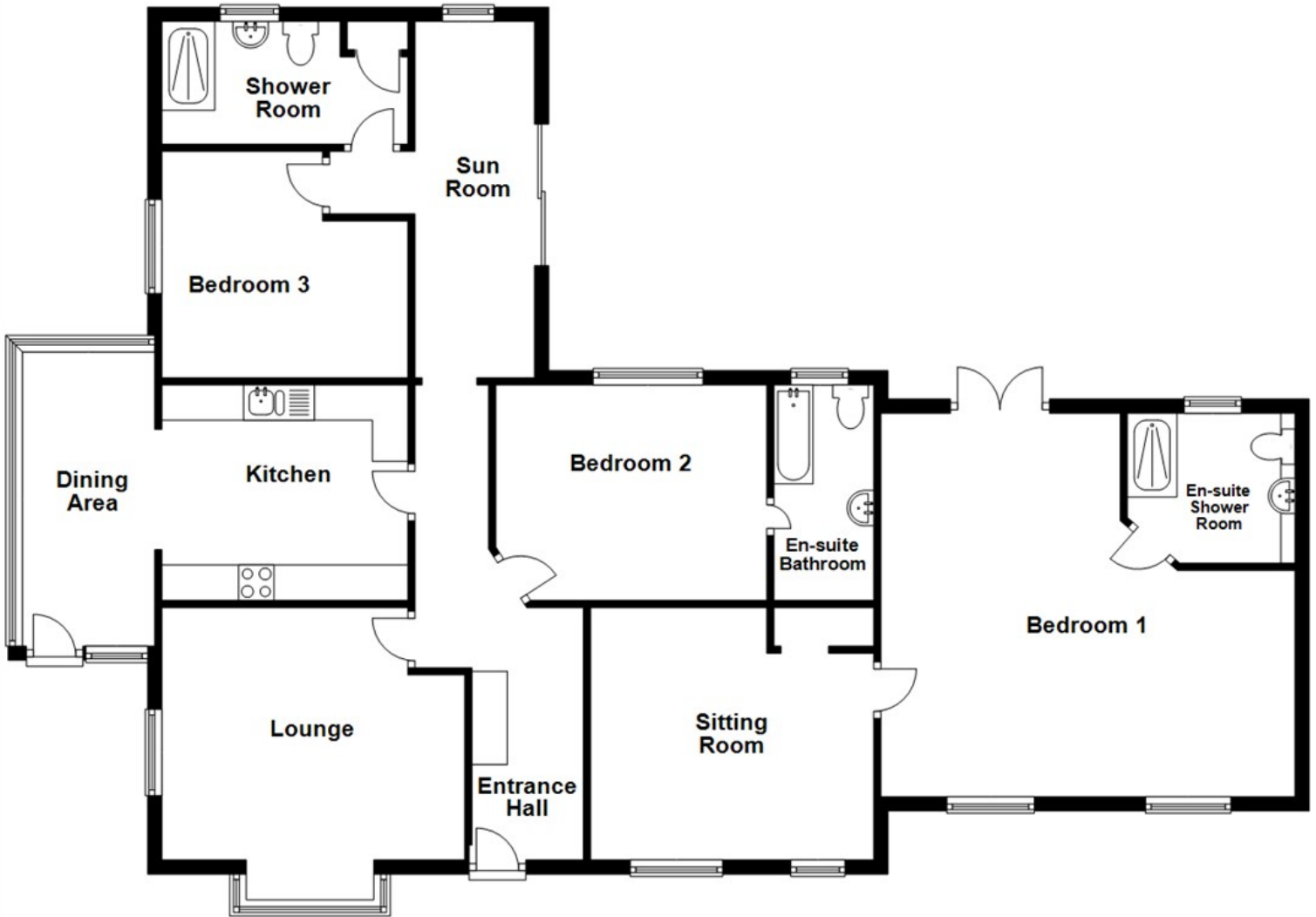
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.





Ground Floor



Directions

Please enter the postcode LN11 7LH into your sat nav and you will find 'Mayfair' a little way along on the left hand side.

