



# CHOICE PROPERTIES

*Estate Agents*

8 Millgood Close,  
Louth, LN11 9DZ

Price £325,000



It is a pleasure for Choice Properties to bring to the market this expansive and beautifully presented three bedroom dormer bungalow, situated just a short distance from the thriving market town of Louth. The property further benefits from two spacious reception rooms and sits proudly upon an attractive and well tended garden. Viewing is most highly advised to appreciate this stunning family home.

Offering generously proportioned rooms throughout, the beautifully maintained and abundantly light accommodation comprises:-

### **Hallway**

Abundantly light, L-Shaped, tiled flooring, inset spotlights to the ceiling, cupboard housing wall mounted consumer unit, built in airing cupboard housing the hot water cylinder and programming controls.

### **Kitchen**

7'9" x 19'3"

Fitted with a stylish range of wall and base units with worktops over, one and a half bowl resin sink unit with drainer and stainless steel mixer tap, integral cooker with four ring electric hob and featured stainless steel extractor hood over, space for freestanding fridge/freezer, inset spotlights to the ceiling, tiled flooring, partly tiled walls, featured breakfast bar.

### **Dining Room**

8'11" x 15'3"

Light and airy dining room, ample space for a table.

### **Sun Room**

5'1" x 19'3"

Tiled flooring, inset spot lights to the ceiling, built in storage cupboards housing the washing machine, tumble dryer and wall mounted condensing boiler, door to the garage, pedestrian door to the side aspect leading into the garden.

### **Reception Room**

12'3" x 16'2"

Staircase to the first floor with under stairs storage, TV Aerial point, telephone point.

### **Landing**

10'4" x 2'11"

Built in eaves storage, inset spot lights to the ceiling, loft access.

### **Bathroom**

7'9" x 6'6"

Fitted with a modern three piece suite comprising panelled bath with mixer tap and mains Waterfall shower over, wash band basin with stainless steel mixer tap and w.c. set into vanity unit, mermaid board to the splash backs.

### **Bedroom 1**

11'1" x 13'1"

Spacious double bedroom, door to:-

### **Dressing Area**

10'4" x 4'6"

Providing ample storage space or ideal dressing room.

### **Bedroom 2**

11'1" x 11'5"

Spacious double bedroom overlooking views of the garden.

### **Bedroom 3**

10'0" x 13'3"

Spacious bedroom with built in storage.

### **Driveway**

Paved driveway providing off road parking for two vehicles.

## **Garage/Workshop**

9'8" x 24'4"maximum measurements

With up and over door, power and lighting.

## **Garden**

To the rear of the property you will find a privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn but also features an attractive raised decked seating area which is ideal for soaking up the sunshine or outdoor entertainment. There is a large studio/bar with its own power and lighting and lends itself to multiple uses. A paved footpath leads from one side of the property to the other, with gated access to the front garden.

## **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](http://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**

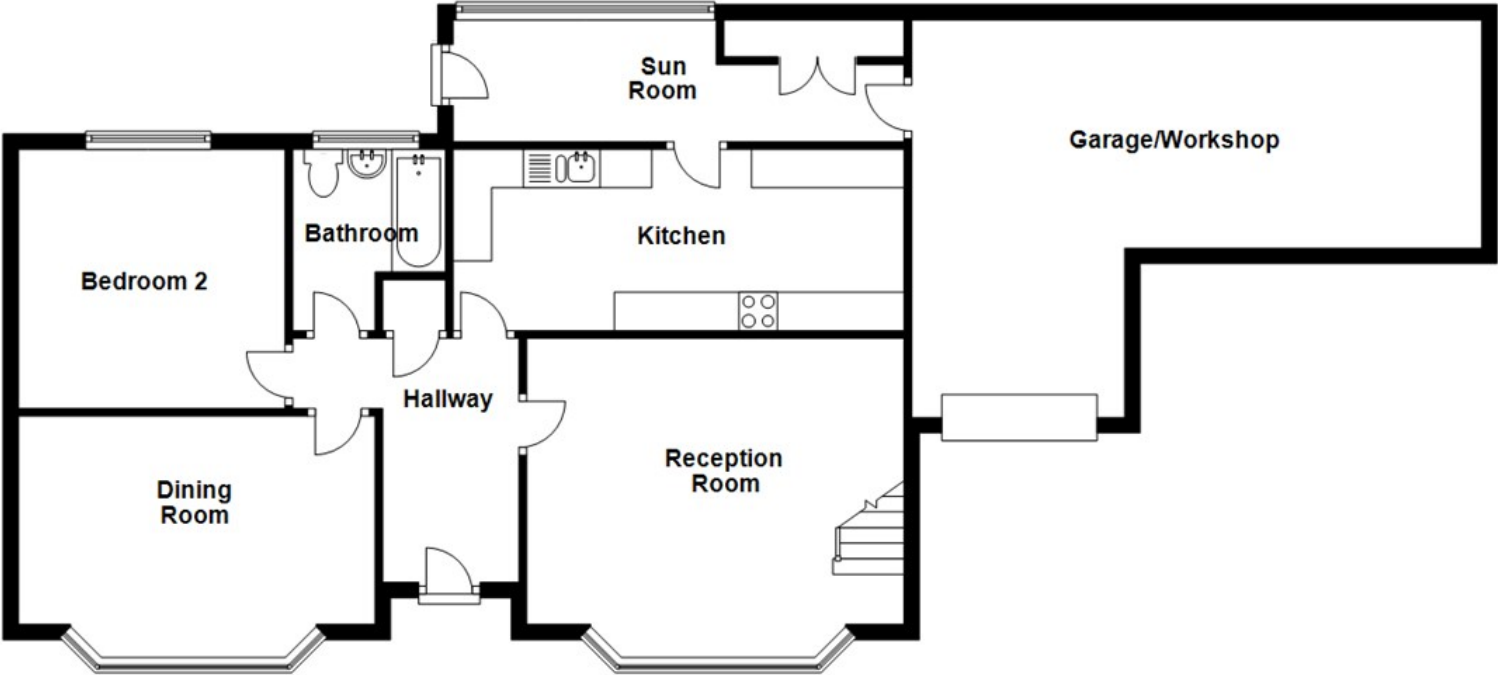
Monday to Friday 9.00 a.m. to 5.00 p.m.

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

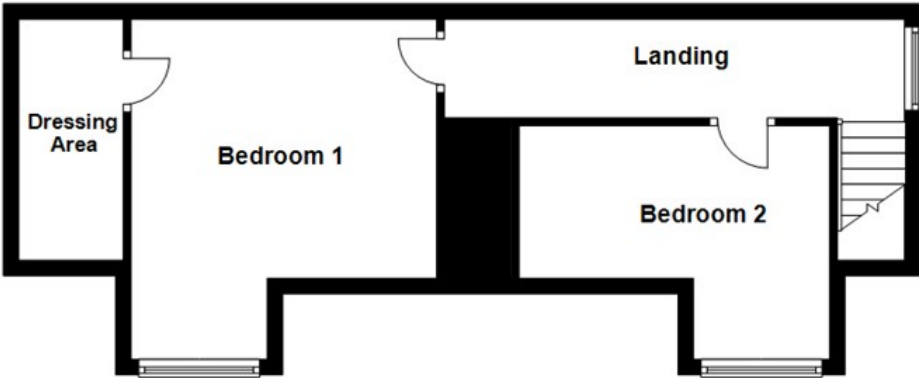
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Ground Floor



First Floor



# Directions

From Eastfield Road take a right hand turning onto St Bernard's Avenue. Continue on this road and then at the roundabout turn right into Monks Dyke Road. Then take your second left onto Millgood Close and number 8 can be found 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			
(55-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

