



# CHOICE PROPERTIES

*Estate Agents*

7 Walnut Close,  
Louth, LN11 7DN

Price £325,000



It is a pleasure for Choice Properties to bring to the market this superb and stylish four bedroom (one en suite) detached house with a modern high specification interior throughout. The property further benefits from driveway with garage and stands beautifully within attractive and well tended gardens. Viewing of this stunning family home is most highly advised.

The beautifully presented and abundantly light and bright accommodation comprises:

### **Hallway**

17'3" x 5'1"

Spacious light and airy hallway, staircase to the first floor, under stairs storage cupboard.

### **Reception Room**

14'4" x 10'11"

Box window to the front aspect providing ample lighting throughout, electric feature fireplace, TV Aerial point, telephone point.

### **Kitchen/Dining Room**

9'1" x 16'4"

Fitted with the most modern and stylish range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integrated cooker, five ring gas hob with featured stainless steel extractor hood over, integrated appliances including fridge/freezer and washing machine, inset spot lighting to the ceiling, ample space for a dining table, French double opening patio doors to the rear aspect.

### **Utility Room**

3'10" x 9'9"

Plumbing for a washing machine.

### **WC**

6'9" x 3'9"

Fitted with a two piece suite comprising wash hand basin and dual flush w.c.

### **Landing**

3'0" x 17'0"

Built in storage cupboard housing the wall mounted combination boiler.

### **Bedroom 1**

14'8" x 8'9"

Remarkably spacious double bedroom with window to the front aspect, TV Aerial point, built in storage wardrobes, door to:-

### **En-suite Shower Room**

4'4" x 7'11"

Fitted with a modern three piece suite comprising walk in shower cubicle with mains shower over, wash hand basin and w.c. set into vanity unit, tiled splash backs, chrome heated towel rail.

### **Bedroom 2**

12'6" x 10'1"

Spacious double bedroom with window to the rear aspect.

### **Bedroom 3**

8'1" x 10'5"

Double bedroom with window to the rear aspect.

### **Bedroom 4**

7'7" x 10'1"

Spacious single bedroom or ideal office space with window to the front aspect.

## **Bathroom**

8'1" x 6'4"

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

## **Driveway**

Paved driveway providing off road parking.

## **Garage**

19'7" x 9'9"

Up and over door, power and lighting.

## **Garden**

To the rear of the property you will find a generously sized and privately enclosed garden with timber fencing to the boundaries. The garden is neatly laid to lawn and also features a paved patio seating area, which is ideal for relaxing in the sunshine or dining alfresco. A timber gate to the side of the property provides access to the front garden which is neatly laid to lawn with a variety of trees to the borders.

## **Tenure**

Freehold

## **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.

## **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

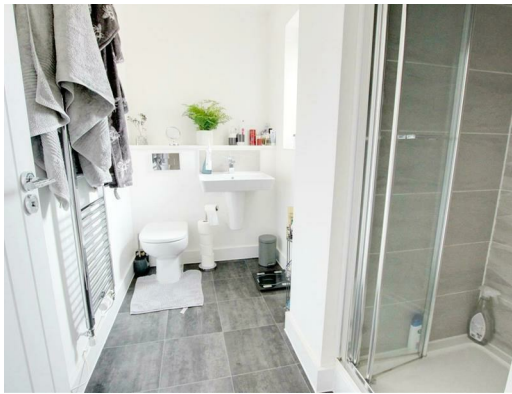
Tel. No. 01507 601 111

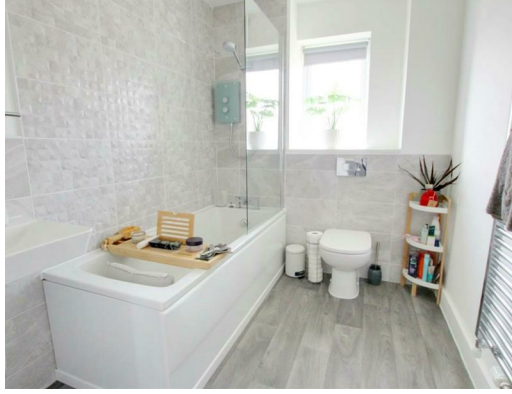
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band D.

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.

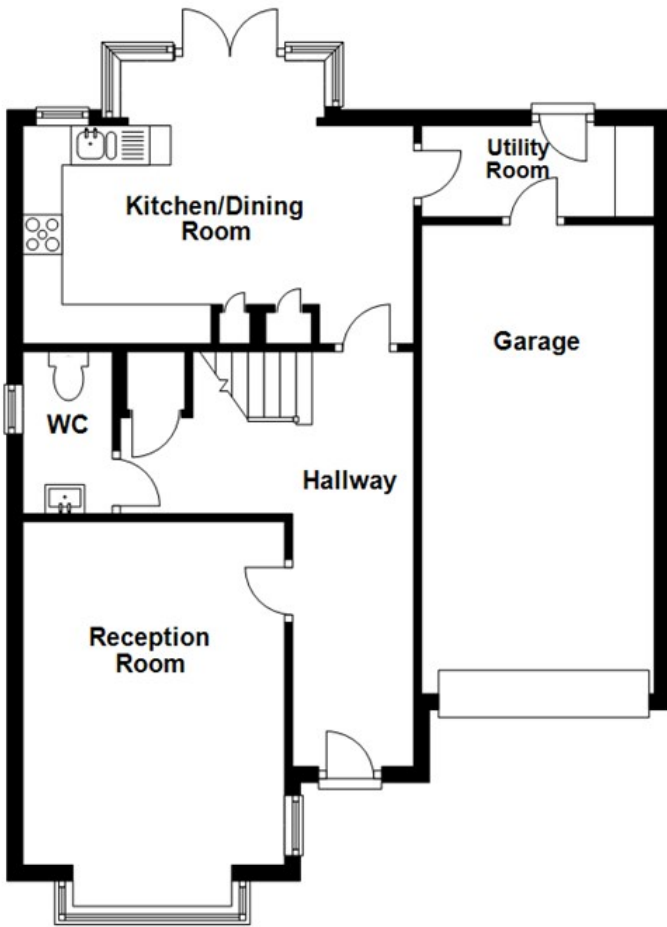






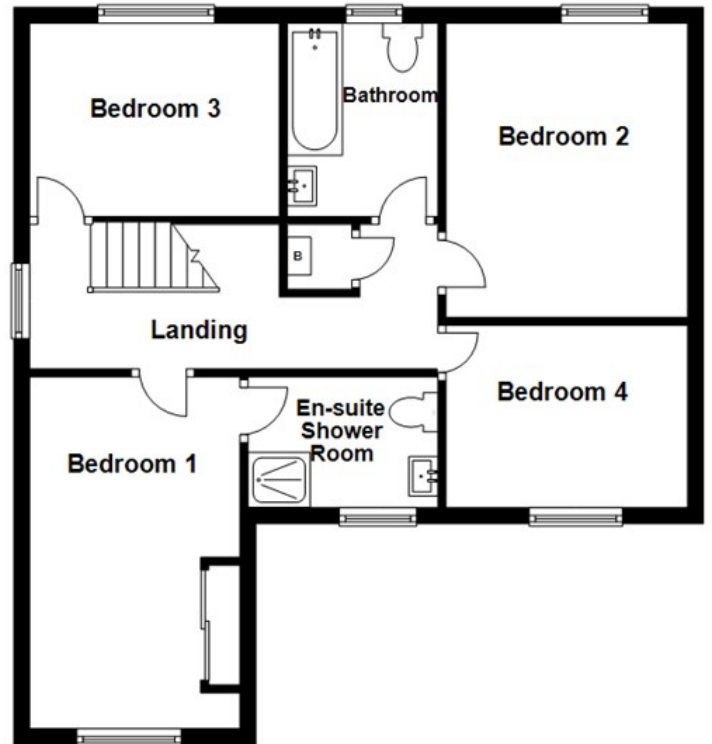
### Ground Floor

Approx. 69.4 sq. metres (747.1 sq. feet)



### First Floor

Approx. 58.4 sq. metres (628.5 sq. feet)



Total area: approx. 127.8 sq. metres (1375.6 sq. feet)

# Directions

From our Louth office on Mercer Row, head towards the Market Place and then continue onto Eastgate. At the mini round-a-bout continue straight over and then straight over again at the next one. Continue on Eastgate and the road becomes Eastfield Road. Turn right onto Chestnut Drive, then turn left onto 'Tennyson Fields. Continue left onto Acorn Avenue and then turn right onto Walnut Close.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) 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	

