CHOICE PROPERTIES

Estate Agents

Yew Tree House Keeling Street, North Somercotes, LN11 7PL

Reduced To £210,000



Choice Properties are delighted to bring to the market this spacious three bedroom detached house with a large conservatory and privately enclosed gardens. This fantastic property offers a new owner a blank canvas to add their own stamp and early viewing is recommended.

25-27 Mercer Row, Louth, Lincolnshire, LN11 9JG
Tel: (01507) 860033 Email: louth@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The abundantly light and well laid out accommodation comprises:-

Entrance Hall
6'4" x 11'6"
Entrance via uPVC front entrance door, staircase to the first floor with under stairs storage cupboard, laminate flooring.

Reception Room
12'0" x 10'3"
With log burning stove set into featured bricked surround with wooden mantle, TV Aerial point, sliding doors opening into the conservatory.

Kitchen
6'4" x 9'3"
Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer tap, four ring gas hob with extractor fan over, integral electric oven, space for under counter fridge/freezer, plumbing for a washing machine and dishwasher, partly tiled walls.

Dining Room
12'0" x 13'8"
Open plan to reception room, ample space for a dining table, built in double storage cupboard, telephone point, TV Aerial point.

Conservatory
9'2" x 22'11"
Triple aspect windows, polycarbonate roof, laminate flooring, French double opening doors opening onto the garden.

Landing
6'6" x 7'6"
Doors to bedrooms and bathroom.

Bedroom 1
11'10" x 13'7"
Remarkable spacious double bedroom, built in wardrobes- one housing the hot water cylinder, loft access.

Bedroom 2
11'10" x 10'4"
Spacious double bedroom.

Bedroom 3
6'6" x 9'5"
Single bedroom/Ideal office space.

Bathroom
6'6" x 6'8"
Fitted with a three piece suite comprising panelled bath with single taps and electric 'Triton' shower over, pedestal wash hand basin with single taps, dual flush w.c., partly tiled walls.

WC
6'4" x 2'9"
W.c., partly tiled walls.

Driveway
Paved driveway providing off road parking with bricked outbuilding to the side.

Garden
To the rear of the property you will find a spacious and privately enclosed garden with hedging and fencing to the boundaries. The garden is mainly laid to lawn and features and abundance of established plants, trees and shrubbery throughout. There is a paved patio seating area which is perfect for soaking up the sunshine. Two timber sheds and a Greenhouse are also included in the sale.

Tenure
Freehold.

Council tax band
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth,
LN11 8UP
Tel. No
Website: www.e-lindsey.gov.uk

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

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 .

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.























CHOICE PROPERTIES
FOR SALE




Floor 0



Floor 1

Approximate total area(1)

1069 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use LN11 7PL for directions to this property.







