CHOICE PROPERTIES

Estate Agents

8 Ticklepenny Drive, Louth, LN11 7BU

Reduced To £235,000



It is a pleasure for Choice properties to bring to the market this stunning and immaculately presented three bedroom (1 en-suite) terrace house, situated in the most sought after location. This beautiful home further benefits from stylish open plan living to the ground floor, spacious driveway with detached garage and an attractive and privately enclosed garden to the rear. Early viewing is highly advised!

The Property Ombudsman
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Offering generously proportioned rooms throughout with an exceptional layout, the abundantly light and beautifully presented accommodation comprises:-

Hallway
16'7" x 6'1"
Enter via composite front entrance door into the abundantly light hallway, staircase to the first floor, wall mounted alarm system and consumer unit.

Kitchen/Diner
10'10" x 17'4"
Modern open plan kitchen/diner fitted with a stylish range of wall and base units with complimentary worksurfaces over, integral cooker, four ring gas hob with featured stainless steel extractor hood over, space for freestanding fridge/freezer, plumbing for a washing machine, one and a half bowl granite sink unit with drainer and mixer tap, inset spot lights to the ceiling, ceramic tiled flooring, radiator, space for a dining table, uPVC double glazed window, uPVC French double opening patio doors, cupboard housing the wall mounted 'Logic' boiler, feature opening into:-

Reception room
18'1" x 10'8"
Abundantly light reception room with uPVC double glazed dual aspect windows, TV Aerial point, telephone point, radiator.

Landing
3'2" x 11'5"
Built in airing cupboard, loft access (partly boarded).

Bedroom 1
12'0" x 10'7"
Spacious double bedroom with uPVC double glazed window, dressing area, radiator, door to:-

En-suite Shower room
5'7" x 6'5"
Fitted with a modern three piece suite comprising shower cubicle with main shower over, wash hand basin set into featured vanity unit, dual flush w.c., tiled splash backs, chrome heated towel rail, uPVC double glazed window.

Bedroom 2
9'8" x 8'8"
Double bedroom with uPVC double glazed window, radiator.

Bedroom 3
10'4" x 6'1"
Spacious single bedroom/ideal office space, uPVC double glazed window, radiator.

Bathroom
7'3" x 5'6"
Fitted with a stylish three piece suite comprising panelled bath with mains shower attachment over, pedestal wash hand basin with mixer tap, dual flush w.c., chrome heated towel rail, tiled splash backs, tiled splash backs, uPVC double glazed window.

W.c.
5'10" x 2'9"
Fitted with a two piece suite comprising pedestal wash hand basin with mixer tap, dual flush w.c., tiled splash backs, inset spot lights to the ceiling.

Driveway
Block paved driveway providing off road parking for several vehicles.

Garage
19'0" x 9'11"
With up and over door, power and lighting, pedestrian door to the side aspect.

Garden
To the rear of the property you will find a spacious and privately enclosed garden with timber fencing to the boundaries. The garden is predominately laid to lawn and also features a paved patio seating area which is ideal for relaxing in the sunshine or outdoor dining.

Tenure
Freehold.

Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
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 .

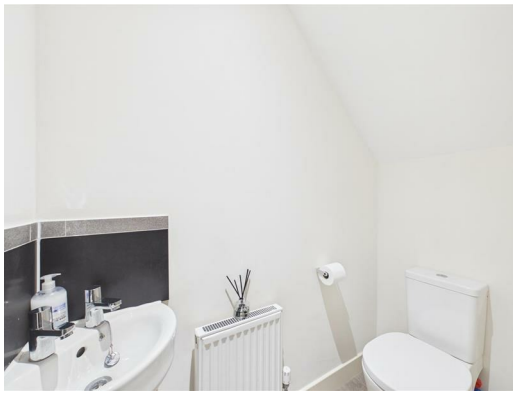
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.



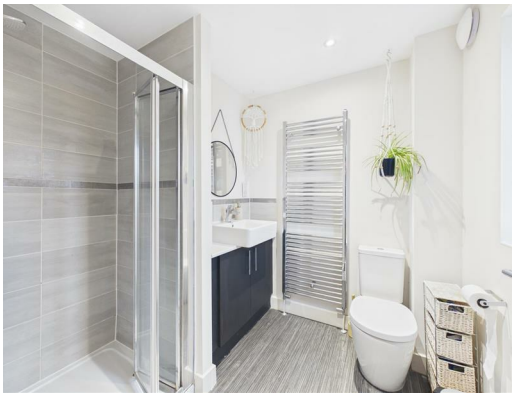







CHANEL














Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1156 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

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

GIRAFFE360

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 Ticklepenny Drive then number 8 can be found on the left hand side.

