CHOICE PROPERTIES

Estate Agents

14 Pasture Drive, Louth, LN11 8XA

Price £250,000



Choice Properties are delighted to bring to market the stunning two bedroom detached bungalow situated on Pasture Drive located in a sought after position in the thriving market town of Louth. The property benefits from generously proportioned rooms and large windows throughout which create a bright and airy interior which features a spacious reception room, a kitchen, two double bedrooms, a family bathroom, and a separate shower room. To the exterior, the property boasts a fully enclosed garden, an attached brick built single garage, and driveway space for up to three vehicles. Available With No Onward Chain, Early Viewing Is Highly Advised.

With the additional benefit of gas fired central and uPVC double glazing throughout, the well proportioned internal living accommodation comprises:-

Hallway
13'4 x 3'5
With composite entrance door. Internal doors to all rooms. Access to loft via loft hatch. Radiator. Power points. Console for security alarm system.

Living Room
11'9 x 20'6
Spacious living room with dual aspect uPVC windows. Remote controlled air conditioning unit. Two radiators. Power points. Tv aerial points.

Kitchen
11'9 x 9'9
Fitted with a range of wall and base units with work surfaces over. Four ring 'NEFF' gas hob with extractor hood over. Integral oven. Space for fridge freezer. One and a half bowl stainless steel sink with mixer tap and drainer. Plumbing for washing machine. Tiled flooring. Part tiled walls. Power points. Radiator. Spot lighting. Large uPVC window to side aspect. External uPVC door leading to rear garden. 'Worcester' gas boiler in box unit.

Bedroom 1
12'4 x 10'0
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Spot lighting.

Bedroom 2
12'3 x 10'1
Double bedroom fitted with a modern 'LG' air conditioning unit. Large uPVC window to rear aspect. Radiator. Power points. Telephone point.

Bathroom
7'8 x 6'4
Fitted with a modern three piece suite comprised suite comprised of a panelled bath with tiled surround and chrome waterfall mixer tap integrated into wall, a wall mounted wash hand basin with tiled splashback, and a push flush wc. Chrome heated towel rail. Tiled flooring. Spot lighting. Frosted uPVC window to side aspect. Airing cupboard housing the hot water tank. Electric shaver points.

Shower Room
2'10 x 6'0
Modern shower room fitted with an impressive rainfall shower in a fully tiled shower cubicle. Chrome heated towel rail. Tiled flooring. Spot lighting.

Garage
Single attached garage with uPVC windows to rear aspect.

Gardens
The property benefits from garden space found to the front, rear, and side of the property. The garden space is predominantly laid to lawn and is fully enclosed with fencing to the perimeter. The garden space features various plants and shrubs which add life and colour to the space. The rear garden also features and patio and decking area ideal for outdoor seating. The garden further benefits from an outdoor storage shed and an outdoor water tap.

Driveway
Paved driveway providing off the road parking space for up to three vehicles.

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

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

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 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.

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.







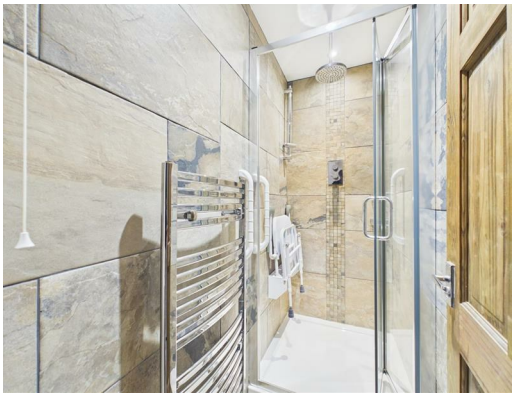










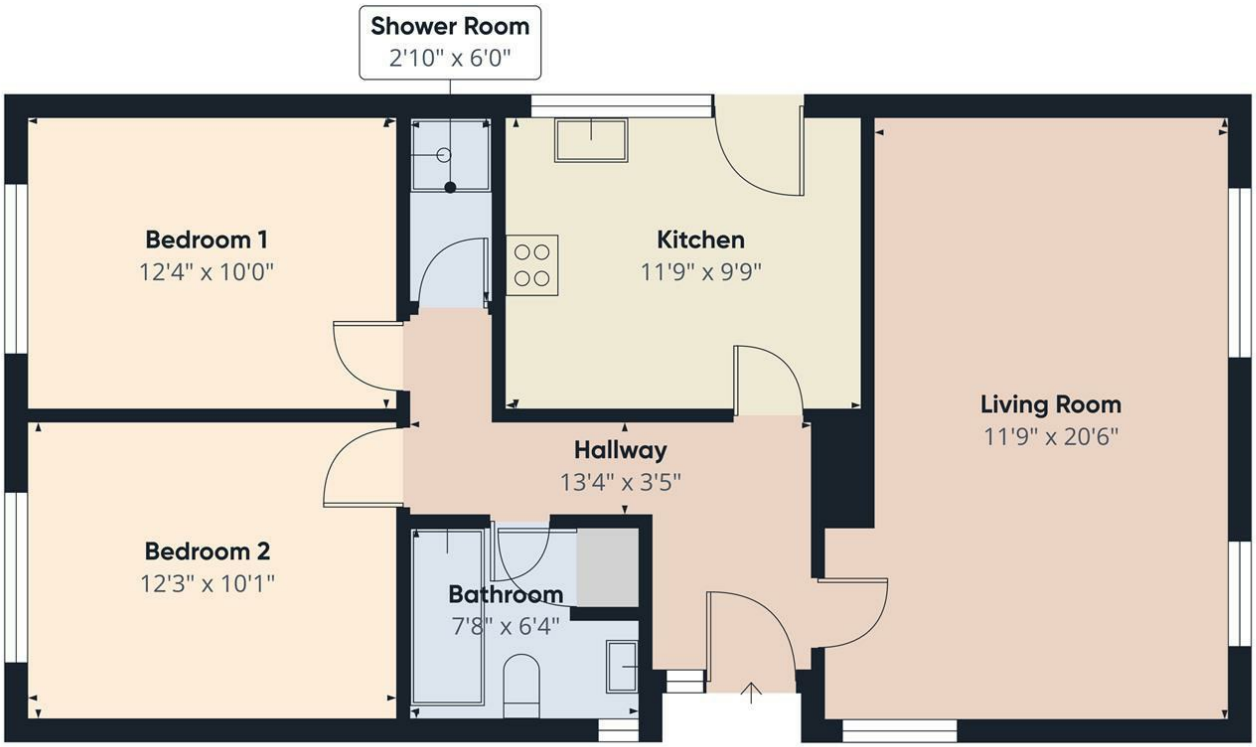












W N S E

Approximate total area(1)

781 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.

GIRAFFE360

Directions

From our office in Louth turn left onto Mercer row. Continue through the market place then onto Eastgate. At the mini round-a-bout turn Right onto Church Street, Continue on Church Street to the very bottom and then at the junction turn left onto Newmarket. Continue on Newmarket and then turn left onto Eresbie road. Follow this road round to the left and then take your first left onto Graye Drive. Then turn right on to Pasture Drive and the property can be found a short way along on the left hand side.

