CHOICE PROPERTIES
Estate Agents

14 Falcon Avenue, Louth, LN11 0ZJ

Price £345,000



Choice Properties are delighted to offer for sale this spacious and versatile four-bedroom detached home, situated within a quiet no-through road in the popular market town of Louth. The property enjoys attractive open field views and benefits from owned outright solar panels, generous off-road parking, a garage and a well-maintained rear garden complete with decking and a hot tub. Ideally positioned for access to Louth town centre, residents can enjoy a wide range of independent shops, cafés, restaurants, schools and everyday amenities, making this an appealing home for a variety of buyers. Early viewing is highly advised to fully appreciate all that this property has to offer.

Situated at the end of a quiet no-through road, enjoying open field views and the benefit of owned outright solar panels, the property comprises:-

Hallway
14'0" x 6'2"
The entrance hall features neutral décor and hardwearing carpet flooring, with a radiator and multiple power points. A storage cupboard to the right houses the consumer unit, providing useful storage and convenient access.

Living Room
15'2" x 12'6"
A spacious living room featuring neutral décor and carpeted flooring. A front-facing bay window allows plenty of natural light into the room, with multiple power points providing practicality throughout.

Office
8'4" x 6'8"
A good-sized office situated to the front of the property, offering versatility as a home office or alternatively a playroom. The room features white walls, lino flooring, a front-facing window, radiator and power points.

Utility / W.C
5'2" x 6'8"
A useful combined utility room and W.C., fitted with a toilet, hand wash basin, additional floor cabinets and worktop space. The room also benefits from an integrated washing machine, further storage, radiator, power points and extractor fan.

Kitchen / Diner
10'7" x 26'3"
A spacious open-plan kitchen/diner situated to the rear of the property, offering an excellent amount of space for both cooking and dining. The kitchen is fitted with an extensive range of wall and base cabinets in a tasteful neutral finish, complemented by white tiled splashbacks and lino flooring. Integrated appliances include a dishwasher, double oven, microwave, hob, extractor fan and fridge freezer. A window above the sink overlooks the rear garden, while additional features include a radiator and convenient worktop-level power sockets.

The dining area provides ample room for a table and chairs, with double uPVC doors opening directly onto the rear garden and allowing plenty of natural light into the space. A further radiator and additional power sockets complete the room.

Landing
5'11" x 6'9"
The landing features neutral walls and carpeted flooring, with access to the loft and a storage cupboard housing the hot water tank.

Bedroom 1
12'0" x 12'9"
A spacious double bedroom situated to the front of the property, benefiting from fitted wardrobes and attractive open views across the surrounding fields, with no overlooking properties. The room also features a radiator and multiple power points.

Ensuite
5'3" x 6'4"
The en-suite comprises a W.C., hand wash basin and walk-in shower, with tiled flooring and complementary tiling around the shower area. Further features include a chrome heated towel rail and frosted window.

Bedroom 2
13'9" x 10'1"
A good-sized double bedroom situated to the front of the property, featuring wood-effect laminate flooring and a front-facing window. The room also benefits from a radiator and multiple power points.

Bedroom 3
12'7" x 9'0"
A further double bedroom situated to the rear of the property, featuring grey walls and carpeted flooring. The room benefits from a rear-facing window, radiator and multiple power points.

Bedroom 4
11'0 x 10'0"
A fourth double bedroom situated to the rear of the property, featuring a rear-facing window, radiator and multiple power points.

Bathroom
5'5" x 6'8"
The bathroom is situated to the rear of the property and comprises a three-piece suite including a W.C., hand wash basin and bath with shower over. The room further benefits from tiling around the bath and basin, a chrome heated towel rail and frosted window.

Garage
The garage is divided into two separate sections, offering versatile space for storage or alternative uses such as a workshop or home gym. There is also an AC unit.

Garden
The generous rear garden is predominantly laid to lawn, with a small patio area adjoining the property and further paved areas extending around the garden. To the rear, a decking area benefits from external power points and a hot tub, which will be included in the sale. There is also a brick-built BBQ area positioned behind the garage, providing an ideal space for outdoor entertaining. The garden is enclosed by fencing to all boundaries, with additional lawned space extending along the side of the property. Gated access is available to both sides, including access to the front of the property and a separate gate leading directly onto the driveway.

Driveway
The property benefits from multiple off-road parking spaces, including two spaces directly in front of the garage, additional gravel parking to the front of the house and a further parking space immediately outside the property. Situated as the final home within a quiet no-through road, the property enjoys additional parking convenience.

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 D.

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.




































Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1448 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 the postcode LN11 0ZJ, this will bring your to Falcon Avenue. Turn right at the the end, and the number 14 is the final property.







