



11 Florence Wright Avenue, Louth, LN11 8EJ

Asking Price £205,000

It is a pleasure for TES Property to offer for sale this semi detached house situated in a popular residential area close to Louth's local amenities.

Internally this lovely family home offers an entrance hallway, kitchen, dining room, living room, utility, downstairs W.C, first floor landing, spacious master bedroom, a further two bedrooms and a modern bathroom.

Externally the property benefits from a secure rear garden with a patio area, garden shed providing the perfect storage space or workshop and gateway leading to the driveway which provides off road parking.

Viewing is highly recommended to appreciate all this property has to offer.

Entrance Hallway



Enter the property via a uPVC front door into a welcoming hallway where there is a staircase leading to the first floor landing with an under stair storage cupboard, frosted uPVC double glazed window to the front, radiator, door into the living room and opening into the kitchen.

Kitchen 7'7" x 10'6" (2.327m x 3.213m)



Modern kitchen fitted with a range of wall, base and drawer units with a complimentary work surface over, space for fridge freezer, one and a half bowl sink unit with drainer and mixer tap, tiled splashbacks, oven with four ring electric hob with extractor hood above, uPVC double glazed window to the rear and opening into the dining room.

Dining Room 8'2" x 8'3" (2.503m x 2.539m)



With uPVC double glazed window to the rear, radiator, wooden rear door into utility and opening into the living room.

Living Room 10'0" x 16'7" (3.060m x 5.079)



With uPVC double glazed window to the front, feature fireplace with wooden mantle, T.V aerial point and radiator.

Utility Room 9'1" x 8'10" (2.783m x 2.699m)



Spacious utility with space and plumbing for a dish washer and washing machine, door out to the rear garden, wooden windows to the rear and door into W.C.

W.C 5'2" x 2'6" (1.593m x 0.763m)



With W.C, wash hand basin, storage cupboard and spotlight to the ceiling.

First Floor Landing



With loft access hatch, access to all first floor rooms and wall mounted lighting.

Bedroom 1 9'8" x 11'8" (2.948m x 3.557m)



Spacious double bedroom with radiator, uPVC double glazed window to the front, T.V aerial point, fitted wardrobes to one wall and wall mounted lighting.

Bedroom 2 10'4" x 7'9" + 2'10" x 2'11" (3.174m x 2.372m + 0.876m x 0.900m)



With fitted wardrobes, uPVC double glazed window to the rear, wall mounted 'Worcester' gas combination boiler and radiator.

Bedroom 3 6'2" x 7'11" (1.882m x 2.415m)



With radiator and uPVC double glazed window to the front.

Bathroom 8'0" x 5'7" + 2'2" x 1'9" (2.442m x 1.712m + 0.683m x 0.550m)



Modern family bathroom fitted with a three piece suite consisting of a panelled bath with shower screen and shower head over, W.C, and wash hand basin in vanity unit with drawers and mixer tap, heated towel rail, frosted uPVC double glazed window to the rear, spotlights to the ceiling, fitted storage unit, extractor and shaving point.

Outside



The property is fronted with a block paved driveway providing off road parking.

The rear garden is mostly laid to lawn with a patio area proving the perfect space for alfresco dining in the summer months. A pathway leads down to a garden shed and there are areas of bordering with mature shrubs and plants. The garden is secured with fencing around with a gateway providing access to the front of the property.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Brochure Prepared

November 2023.

Council Tax Band

East Lindsey Council Tax Band: B

Opening Hours

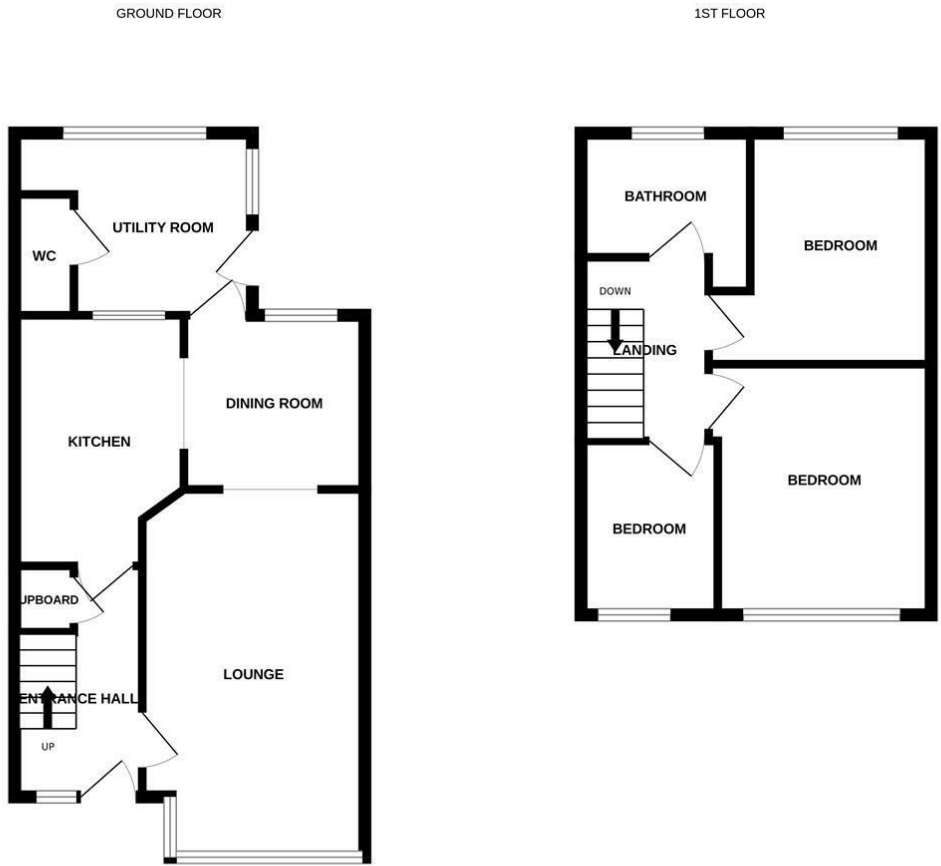
Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Viewings

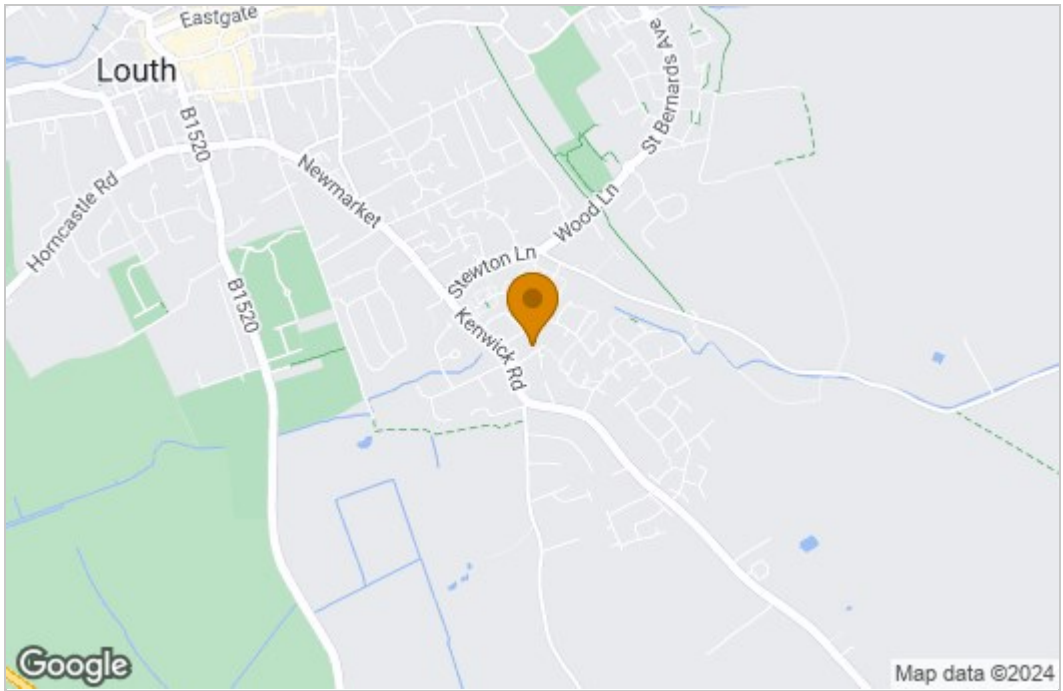
By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Floor Plan

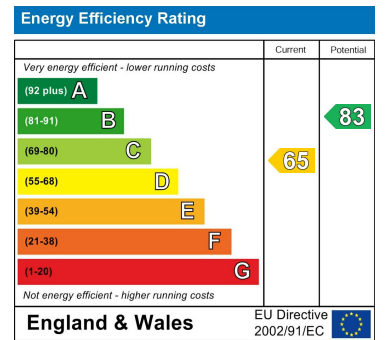


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

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