

3 Mill Road,
Addlethorpe, PE24 4TE

Price £169,950



Choice Properties are delighted to offer for sale this tastefully refurbished 3 bedroom semi detached house with conservatory, ample parking space and good sized gardens situated in a pleasant semi rural position with open views to the front. Ideally located in between Louth & Skegness this property has been renovated to a high standard and viewing is a must!

The spacious and well laid out internal accommodation has been tastefully decorated throughout with flooring, carpets and blinds to compliment the decor and a log burner installed to create extra ambience. The property also benefits from total refurbishment which includes new UPVC Double Glazing, new Oil Central Heating system and oil tank, complete re-wiring, a gorgeous brand new Fitted Kitchen with integrated appliances and a fully tiled new Bathroom . Internally this beautiful home consists of:

Entrance Hall

Front Entrance Door. Electric consumer unit. Staircase to Landing.

Lounge

10'11" x 12'7"

Window to front. Radiator. Thermostat control switch. 4 double power points. 2 T.V. Aerial points.

Dining Room

11'10" x 15'9"

Window to side. Log Burner set on tiled hearth. Radiator. 4 double power points. T.V. Aerial point. Door to understairs cupboard . Door to Conservatory. Door to Kitchen.

Kitchen

14'6" x 6'10"

New fully fitted kitchen in sage colour with ample wall and base units with wood effect work surfaces over and co-ordinating tiles. Integrated appliances to include Fridge. Freezer. Washing machine and Dishwasher. Stainless steel sink unit and drainer. Fan assisted electric oven and ceramic hob with extractor hood over. Slimline radiator. 5 double power points. Loft access to roof space above kitchen. Door to Dining Room. Door to:

Conservatory

With double doors to outside. Radiator.

Bathroom

Window to front. Kidney shaped panelled bath with electric shower over. Pedestal wash hand basin. Low level push button w.c. Fully tiled. Mirror. Towel rail. Extractor fan.

Landing

Window to side.

Bedroom 1

10'11" x 6'7"

Window to front. 3 double power points. T.V. aerial point. Radiator.

Bedroom 2

11'4" x 7'8"

Window to rear. 3 double power points. Radiator.

Bedroom 3

8'1" x 7'9"

Window to rear. 3 double power points. Radiator.

Driveway

The property has a good sized driveway to the side with ample extra hard standing to the front.

Gardens

To the front of the property is a lawned area and hard standing there is a long driveway to the side which gives ample space for many vehicles. The large rear garden is laid mainly to lawn made private with fencing and hedging and has an attractive two tiered patio area which leads directly from the Conservatory. Ideal for relaxing on those lazy summer nights.

Council Tax Band

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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 B

Tenure

Freehold

Viewing Arrangements

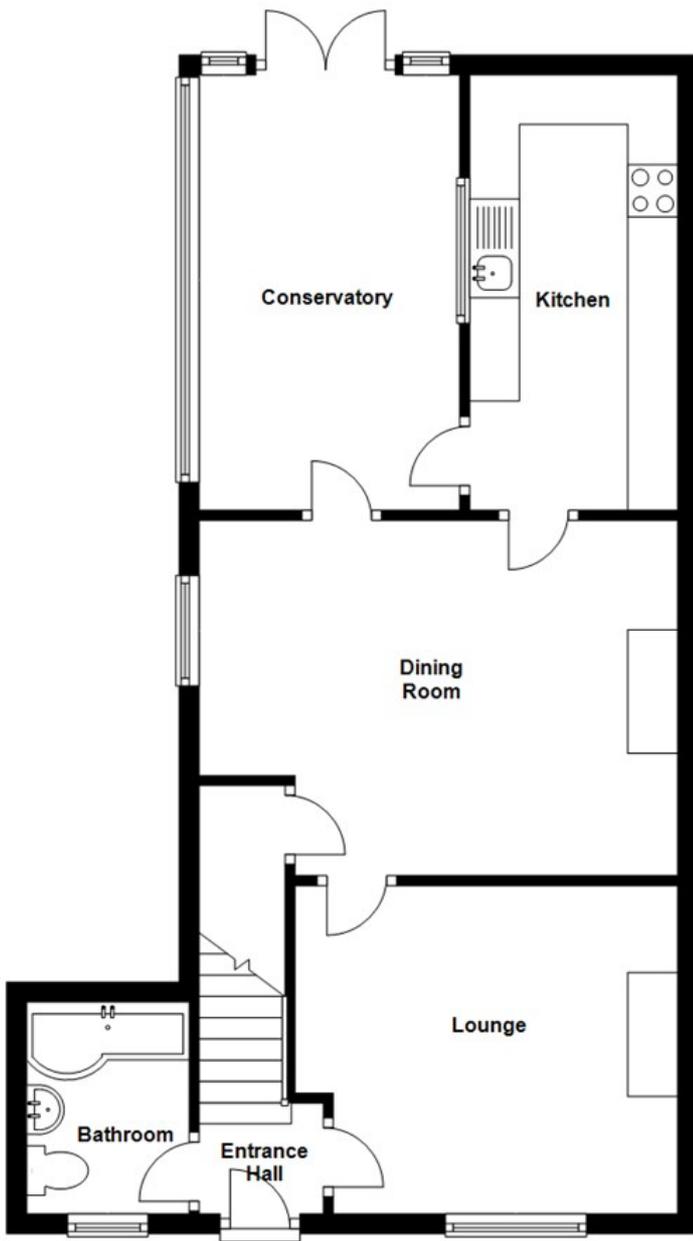
Viewing by Appointment through Choice Properties, 16 South Market Place, Alford, Lincolnshire. LN13 9AE. Tel 01507 462277

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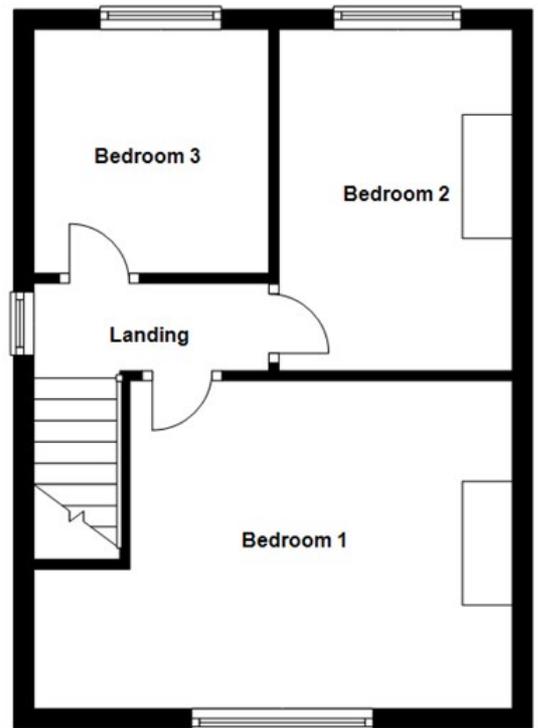




Ground Floor



First Floor



Directions

From Choice Properties office LN13 9AE 16 South Market Place, Alford, turn right out of our door and Take B1196 and Sloothby High Ln to Marsh Rd 17 min (9.1 mi) Continue on Marsh Rd. Drive to Mill Rd 4 min (2.0 mi) 3 Mill Rd Skegness

