



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Stewton Lane

Louth  
LN11 8RZ

Auction Guide Price £90,000

Crofts estate agents are delighted to offer with NO FORWARD CHAIN a rare opportunity to purchase a delightful townhouse, located within the beautiful grounds of Stewton House Care home. The property forms a small residential area for the over 60's complete with emergency call bell system. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and shower room to the ground floor. The first floor has a three bedrooms and another shower room. The property benefits from uPVC double glazing and electric storage heating. Internal viewing is highly advised to appreciate the accommodation that is on offer. There is parking to the front and communal gardens to the rear.

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#### Entrance Hall

Entering the property reveals an electric heater and a carpeted floor. There is also access to the storage cupboard.

#### Lounge

16' 4" x 13' 4" (4.97m x 4.06m)

The lounge has two windows to the front elevation, an electric storage heater and a carpeted floor. There is also a feature fire place.

#### Dining Room

11' 4" x 11' 7" (3.46m x 3.54m)

The dining room has a window to the rear elevation, an electric storage heater and a carpeted floor.

#### Kitchen

9' 9" x 6' 6" (2.97m x 1.99m)

The kitchen has a door to the rear elevation and fitted units to base and eye level with a sink and drainer and an electric oven and hob.

#### Shower Room

7' 2" x 6' 7" (2.18m x 2.00m)

The shower room vinyl flooring, a WC, basin and a shower cubicle with an electric shower. There is also plumbing for a washing machine.

#### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

#### Bedroom One

14' 0" x 11' 9" (4.27m x 3.59m)

Bedroom one has two windows to the front elevation, an electric storage heater, a carpeted floor and built in wardrobes.

#### Bedroom Two

6' 9" x 11' 6" (2.06m x 3.50m)

Bedroom two has a window to the rear elevation and a carpeted floor.

#### Bedroom Three

7' 11" x 6' 10" (2.41m x 2.08m)

Bedroom three has a window to the rear elevation and a carpeted floor.

#### Shower Room

8' 1" x 6' 6" (2.46m x 1.97m)

The shower room has a window to the front elevation, partially tiled walls, a heated towel rail and a vinyl flooring. There is also a WC, basin and a shower cubicle with a mains operated shower.

#### Outside

There is off road parking to the front of the property and communal garden spaces.

**Tenure**

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

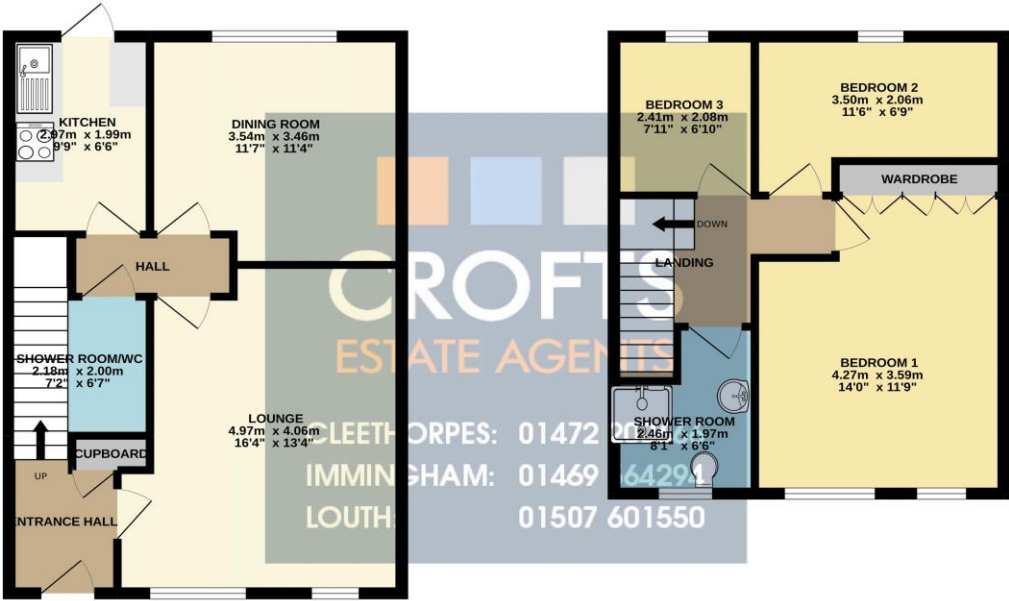
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

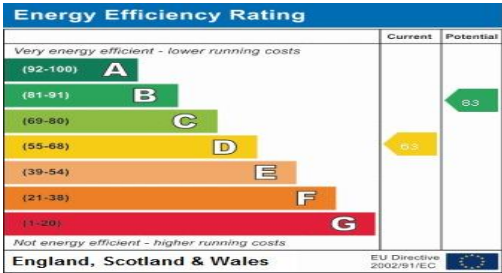


GROUND FLOOR

1ST FLOOR



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.  
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