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



Church Street

Louth
LN11 9DE

Offers Over £200,000

Only by viewing can you appreciate the space this superb converted former 2 bedroomed chapel which was originally built in 1868 and converted in 2003 and retains many character features. Recently decorated and updated, this unusual home offers a entrance vestibule, super large open plan living space with high level ceiling and a galleried landing, kitchen and utility area. Further to the ground floor you find a shower room and double bedroom. Walking up to the galleried landing takes you to the large and spacious double bedroom with spacious ensuite bathroom off. Centrally heated. Viewing truly is essential to appreciate the property in question.

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Entrance Porch

The vestibule has an entry door to the front elevation and a window to the side. Two storage cupboards. Door through to the living space.

Living Area

22' 10" x 30' 7" (6.97m x 9.31m)

A wonderful large open plan space with large feature high level windows to three aspects allowing for ample natural light to flood into and brighten the room. With a high level ceiling and attractive wooden. Feature wooden staircase leading upto the galleried landing. Multiple traditional styled central heating radiators. The living dining area then opens through to the first section of kitchen.

Kitchen

13' 5" x 17' 8" (4.10m x 5.38m)

A bespoke kitchen with wood block work surfacing with inset sink. Gas cooker point with space to accommodate a free standing range oven with stainless steel wall splashback guard and chimney extractor over. Down lighting to the ceiling. Tiled splashback.

Kitchen/Utility

5' 1" x 10' 11" (1.56m x 3.34m)

A second kitchen/utility area with stainless steel sink and drainer with base units. Plumbing for a washing machine. Central heating radiator.

GF Bedroom

8' 4" x 11' 11" (2.54m x 3.63m)

A double sized ground floor bedroom which is accessed via a lobby area leading to the shower room and having borrowed light window looking into such. Down lighting. Central heating radiator.

Lobby/Shower Room

11' 11" x 10' 3" (3.63m x 3.12m)

Lobby area leading to the bedroom a ground floor shower room which is equipped with a vanity wash hand basin, close coupled w.c, and a corner shower cubicle. Central heating radiator. Window to the side aspect. Tiled splashback.

Galleried Landing

A galleried landing overlooking the living area, then offering double doors through to the principle bedroom.

Bedroom One

14' 2" x 14' 0" (4.32m x 4.26m)

The main bedroom is located to the first floor and has down lighting to the ceiling. Arched window to the side elevation. This is a super sized room and has down lighting and loft access to the ceiling. Door through to the ensuite bathroom.

Bathroom

18' 5" x 8' 8" (5.62m x 2.65m)

Another spacious room which is equipped with close coupled w.c, P-shaped shower bath and twin bowl wash hand basins with vanity unit below. Splashback tiling. Chrome central heating towel radiator. Built in wardrobe/storage to one end with louvre doors. Window to the side elevation.

Outside

The property has a small outside space which is more of a pathway that runs around the right hand side with a small space for a seat. We have been led to believe that parking may be available nearby subject to permissions from the council to a small section of land.

Tenure

Believed to be Freehold, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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

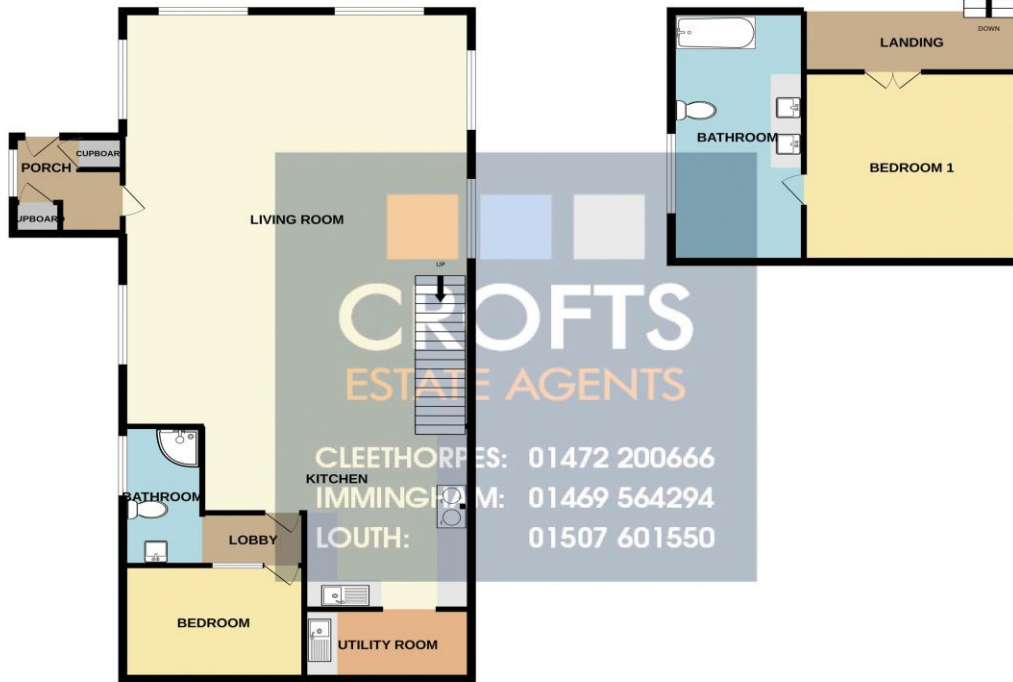
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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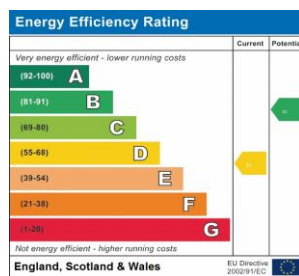
GROUND FLOOR
109.1 sq.m. (1175 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 148.3 sq.m. (1596 sq.ft.) approx.

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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