



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Albatross Way

Louth
LN11 0ZF

Offers in the Region Of
£349,995

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this deceptively spacious family home which is located within the ever popular market town of Louth. With living spaces shared over 3 floors, this property will appeal to many buyers in many different ways. Constructed in 2018, the new owners can relax and enjoy their new home in the safe knowledge and peace of mind that the remainder of the 10 year warranty gives. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, study, kitchen-diner and the WC/utility all to the ground floor. The first floor has three bedrooms, an en-suite and bathroom. The second floor has a further two bedrooms and a shower room. Externally there is off road parking for two vehicles and a car charging port on the driveway, a small front garden space and a delightful rear garden and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

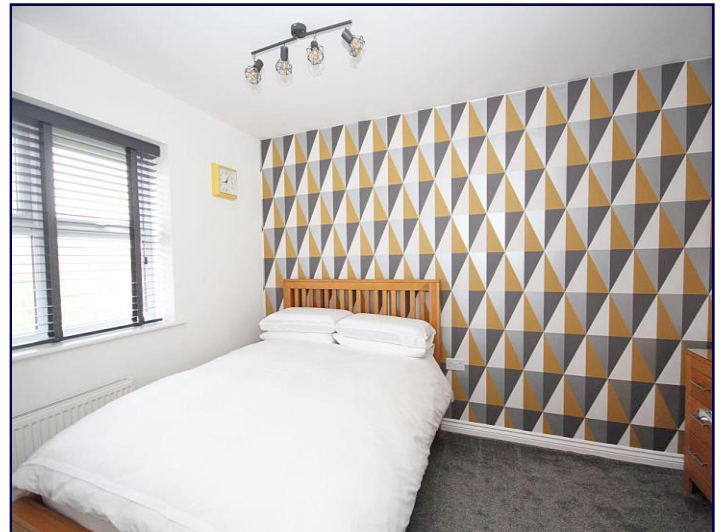
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Entrance Hall

The entrance hall reveals a radiator, carpeted floor and access to the under stairs cupboard.

WC/Utility room

The WC/utility room has a radiator, vinyl flooring, a WC, plumbing for a washing machine, a sink and drainer and fitted units.

Study

6' 11" x 6' 5" (2.12m x 1.95m)

The study has a window to the front elevation, a radiator and a carpeted floor.

Lounge

13' 6" x 12' 4" (4.12m x 3.75m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

10' 2" x 25' 9" (3.10m x 7.85m)

The kitchen-diner has a window and French doors to the rear elevation, two radiators and vinyl flooring. There is also a superb range of fitted units to base and eye level with plenty of counter space and integral appliances including a dish washer, fridge-freezer, electric double oven, gas hob, extractor and a one and a half sink and drainer. There is also a great space for a dining table.

First Floor Landing

The first floor landing has a window to the front elevation, access to the loft, a radiator and a carpeted floor.

Bedroom One

17' 3" x 9' 9" (5.27m x 2.98m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

En-suite

5' 0" x 9' 5" (1.52m x 2.86m)

The en-suite has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains operated shower.

Bedroom Two

12' 2" x 8' 8" (3.72m x 2.64m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

10' 11" x 8' 8" (3.33m x 2.64m)

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

Bathroom

5' 7" x 7' 2" (1.70m x 2.18m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a glass screen and mains operated shower.

Stairs to second floor

Carpeted stairs lead to the second floor.

Bedroom Four

14' 1" x 12' 5" (4.30m x 3.78m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There is also Velux window to the rear elevation.

Bedroom Five

14' 1" x 9' 9" (4.30m x 2.98m)

Bedroom five has a window to the front elevation, a radiator and a carpeted floor. There is also Velux window to the rear elevation.

Shower Room

4' 4" x 7' 5" (1.32m x 2.26m)

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

Garage

The garage has an up and over door and electrics.

Outside

With a small tidy front garden with a path to the front door. There is a driveway providing off road parking for two vehicles with an electric car charging port. A gate then opens to reveal the rear garden with perimeter fencing, a generous lawn and a patio area ideal for alfresco dining.

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 E: 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.

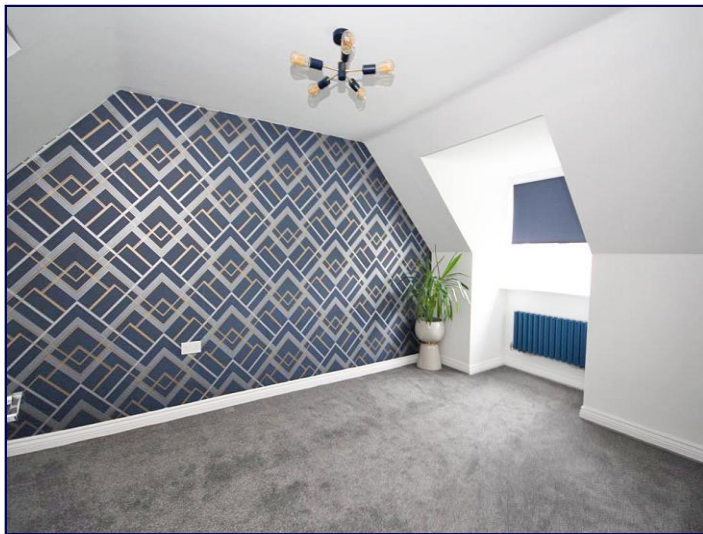
Property Management

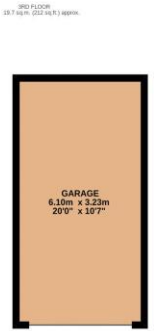
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

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





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IMMINGHAM: 01469 564294

TOTAL FLOOR AREA: 163.7 sq.m. (1762 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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