



CROFTS ESTATE AGENTS

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



Trinity Lane
Louth
LN11 8DL

Offers in the Region Of
£198,500

A beautifully presented and spacious mid terrace property located within close proximity of the town centre of the ever popular market town of Louth. Ideal for a variety of buyers, this property comes to the market with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the lounge, dining room, modern kitchen, three double bedrooms and a modern bathroom. Externally there are gardens to the front and rear and the property also benefits from partial uPVC double glazing and gas central heating. A new Baxi combi boiler has been fitted 2024.

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Lounge

12' 0" x 16' 9" (3.66m x 5.10m)

The lounge has a window and door to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a gas fire.

Dining Room

9' 11" x 16' 9" (3.03m x 5.10m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an open fire and access to the under stairs cupboard.

Kitchen

13' 7" x 8' 11" (4.15m x 2.71m)

A superb addition by the current owners, installed in 2022, a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine and space for a dishwasher. Breakfast bar. There is also a radiator and a tiled floor with a door to the rear elevation and dual aspect windows to the rear and side.

First Floor Landing

A lovely space with access to the loft, a carpeted floor and storage cupboard.

Bedroom One

13' 7" x 8' 10" (4.15m x 2.70m)

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

Bedroom Two

12' 0" x 9' 1" (3.67m x 2.76m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Three

12' 0" x 7' 5" (3.66m x 2.27m)

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

Bathroom

9' 11" x 7' 7" (3.01m x 2.32m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a modern suite with a WC, basin and bath with a mains operated shower and complimentary tiling.

Outside

There is small and tidy low maintenance front garden. The rear garden is a lovely size and enjoys a degree of privacy. With a gate to the side, perimeter fencing and a large patio space. There is a well kept lawn with a swirling footpath to a further patio area which is 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 A: 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.

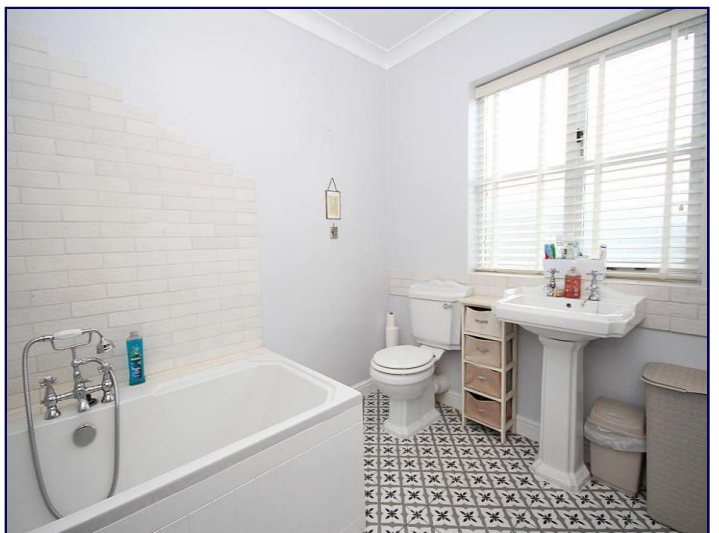
Property Management

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.



GROUND FLOOR
44.2 sq.m. (475 sq.ft.) approx.

1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA: 89.1 sq.m. (959 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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