



CROFTS ESTATE AGENTS

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



High Holme Road

Louth
LN11 0ET

Offers in the Region Of
£280,000

Crofts estate agents are delighted to offer for sale this delightful and quirky detached property located within the ever popular market town of Louth. Offering a traditional, period property with a stylish modern twist, this property comes with viewing highly advised. A major bonus is the extensive plot which will make this extremely popular with families or anyone who is green fingered. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the lounge-diner, breakfast kitchen, bathroom and three double bedrooms. Externally there are gardens to the front, rear and side, with the majority to the side being a sight to behold. The property also benefits from 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

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Lounge/Diner

12' 6" x 24' 11" (3.80m x 7.60m)

The lounge diner has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and a carpeted floor.

Kitchen/Breakfast Room

9' 3" x 15' 0" (2.82m x 4.56m)

With a window to the side elevation, door to the rear, coving to the ceiling and a tiled and wooden floor. There is a fitted kitchen and a free standing stainless steel and bamboo unit with a ceramic sink and drainer, Smegg gas hob and a cupboard with the boiler inside. There is also a good space for a table and chairs.

Bathroom

5' 11" x 8' 11" (1.80m x 2.73m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and radiator and a tiled floor. There is also a WC, basin and a bath with a shower cubicle and partially tiled walls.

Bedroom Three

10' 10" x 9' 6" (3.31m x 2.90m)

Bedroom three has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and laminate flooring.

Stairs

Open stairs lead to the first floor with a built in cupboard at the top.

Bedroom One

15' 5" x 9' 6" (4.71m x 2.90m)

Bedroom one has a window to the side elevation, a radiator and a wooden floor.

Bedroom Two

16' 10" x 11' 5" (5.13m x 3.48m)

Bedroom two has a window to the side elevation, a radiator and laminate flooring. There is also access to the loft.

Outside

The property to the front has a tidy, low maintenance area with hedges and established shrubs. Gates lead through both sides to the rear and side garden. A small courtyard to the rear and a sight to behold to the side, a stunning size with an array of established shrubs and trees, a vast lawn for children to play and also a summer house with electrics fitted but it is not yet connected at the consumer unit and a greenhouse.

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

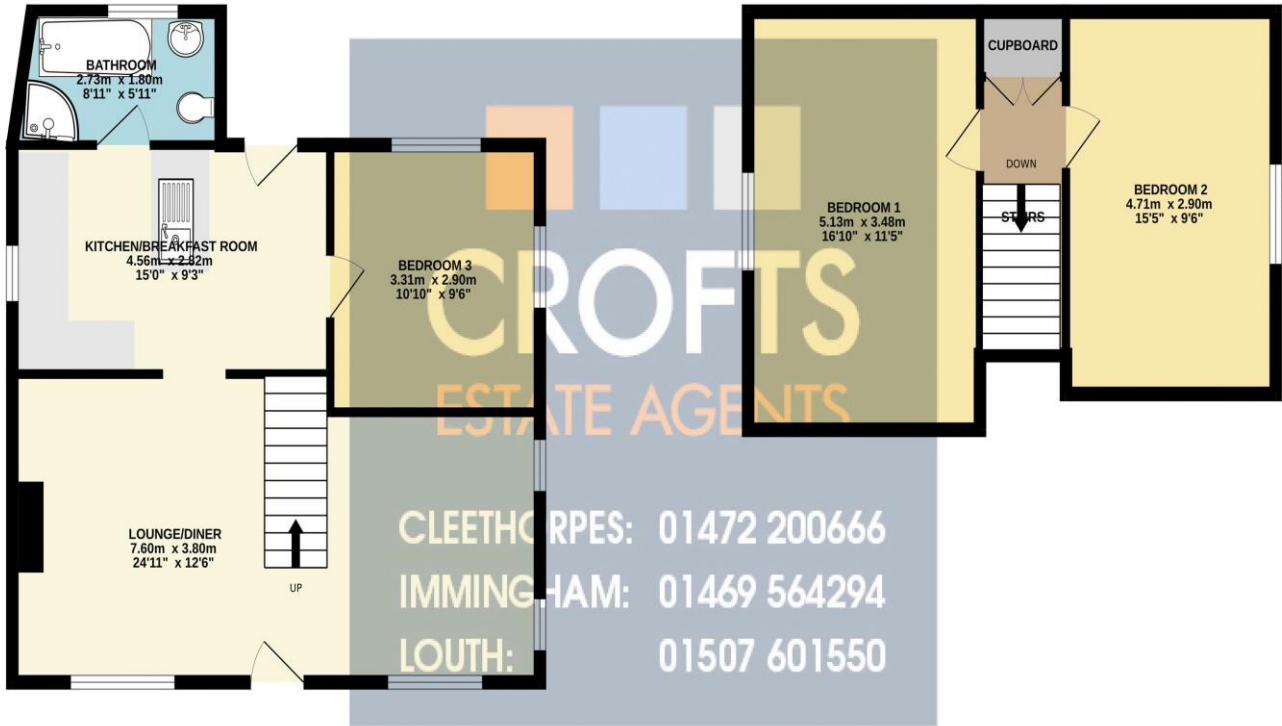
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



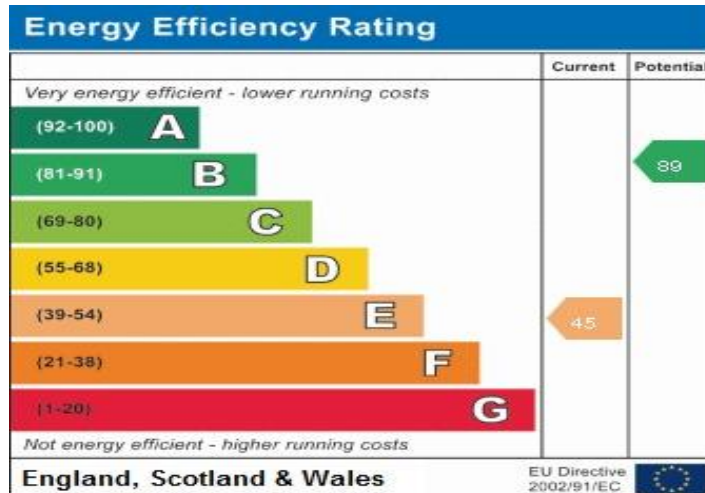
GROUND FLOOR
54.6 sq.m. (587 sq.ft.) approx.

1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 91.2 sq.m. (982 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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