



# 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



5 Conker Grove  
Louth  
LN11 7BY

Offers in the Region Of  
£365,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this superbly appointed detached family home located within the town of Louth. Without a doubt one of the finest of its kind on the market today, this property comes with viewing highly advised. The town centre and local amenities are within a short drive and there are also local schools and excellent road links. Internal viewing will reveal the entrance hall, spacious lounge, kitchen-diner, utility room, WC, four bedrooms, family bathroom and the en-suite. Externally there are gardens to the front and rear, a driveway with ample off road parking, a garage and a superb entertaining area which is the cherry on the cake. 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

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### Entrance Hall

Entering the property reveals a radiator, Amtico flooring and access to the under stairs cupboard.

### WC

The WC has an opaque window to the front elevation, a radiator, Amtico flooring, a WC and basin.

### Lounge

18' 5" x 11' 7" (5.62m x 3.54m)

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

### Kitchen/Diner

13' 5" x 19' 8" (4.09m x 5.99m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and Amtico flooring. There is also a superb fitted kitchen with a one and a half sink and drainer, dishwasher, fridge-freezer, breakfast bar, electric double oven and a FIVE ring gas hob. There is also a good space for a dining table and chairs.

### Utility room

5' 8" x 6' 0" (1.73m x 1.82m)

The utility has a door to the side, a radiator, Amtico flooring, plumbing for a washing machine, sink and drainer and fitted units.

### First Floor Landing

With access to the loft, a carpeted floor and a built in cupboard.

### Bedroom

One

17' 8" x 10' 1" (5.38m x 3.07m)

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

### En-suite

5' 4" x 6' 8" (1.63m x 2.03m)

The en-suite has an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

### Bedroom Two

9' 10" x 10' 9" (2.99m x 3.27m)

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

### Bedroom Three

9' 9" x 8' 4" (2.98m x 2.55m)

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

**Bedroom Four**

8' 6" x 8' 11" (2.59m x 2.73m)

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

**Family Bathroom**

6' 9" x 6' 8" (2.06m x 2.03m)

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

**Garage**

20' 0" x 10' 0" (6.09m x 3.05m)

The garage has an up and over door, door to the side, fitted units and electrics.

**Outside**

With ample off road parking to the front, a lawn and paved entrance area. The rear garden has a well kept lawn, feature patio ideal for alfresco dining and a superb entertaining area with electrics, a pool table and plenty of space family and friends.



**Tenure**

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

**Services**

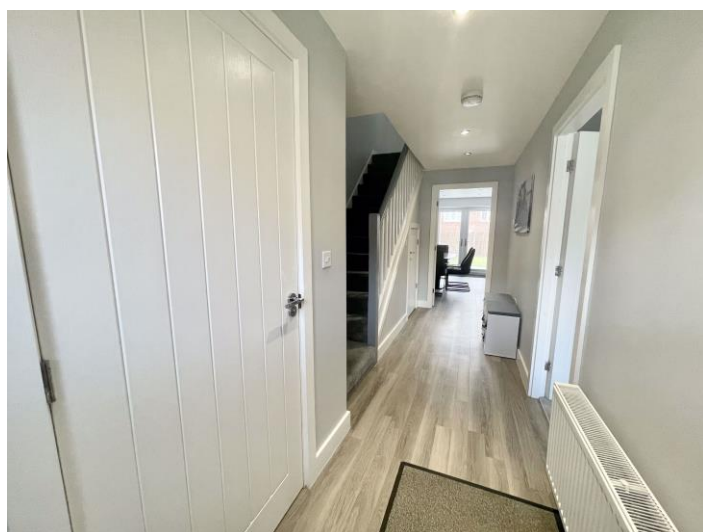
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

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

**Council Tax Information**

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



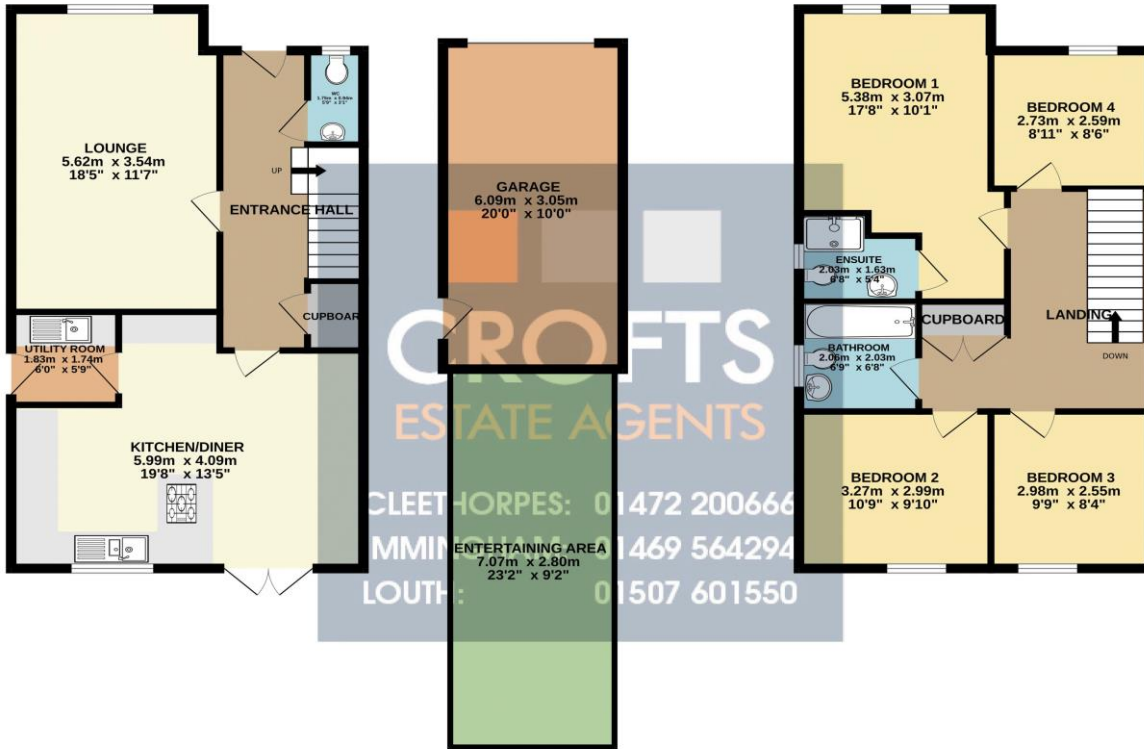


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

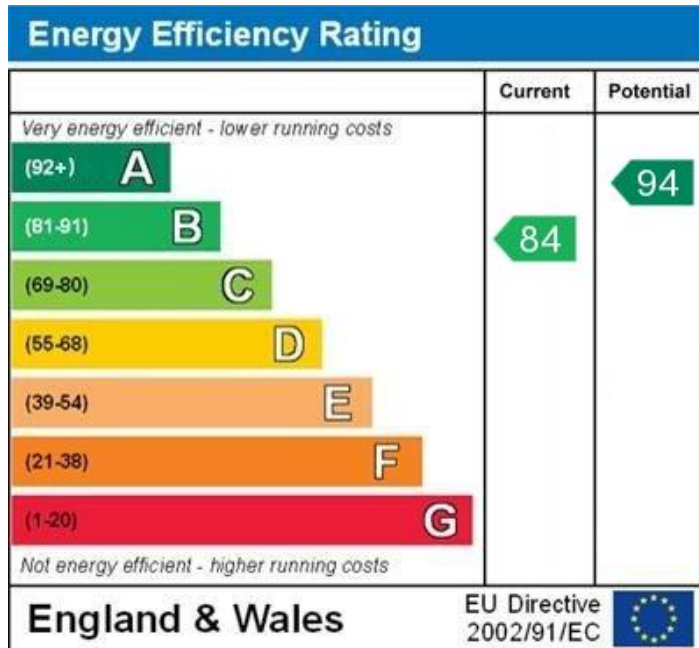
GROUND FLOOR  
79.2 sq.m. (853 sq.ft.) approx.

1ST FLOOR  
60.6 sq.m. (652 sq.ft.) approx.



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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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