



CROFTS ESTATE AGENTS

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



37 Ramsgate Louth LN11 0NB

**Offers in the Region Of
£299,950**

We are pleased to be able to bring to the market this well proportioned FOUR bedroom detached family home located in the center of the market town of Louth right opposite the River Ludd within this popular conservation area. With viewing considered essential to truly appreciate the character and the potential that this property has to offer, the property boasts a generously sized mature rear private garden which enjoys a sunny aspect and has off street parking for at least two cars to the front. Benefitting from gas central heating this lovely property briefly comprises entrance porch, hallway, bay fronted living room sitting/dining room, breakfast kitchen, sun room, utility and downstairs WC. To the first floor you find a light and airy landing and four bedrooms, three of which are doubles and finally a modern family bathroom. As mentioned the rear garden is of a great size not formally found within the centre of Louth and offers lawned area, patio, an abundance of shrubs, plants, trees, including fruit trees and garden shed.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

Entry door to the front elevation and an inner door through to the hallway.

Hallway

With original ornate period tiled flooring the hallway is pleasantly presented with dado rail to the walls. Central heating radiator. Archway with cornicing. Staircase leading to the first floor.

Living Room

16' 1" plus bay x 13' 11" (4.913m x 4.245m)
With two windows to the side elevation and a further being a picture bay to the front elevation. Exposed wooden floorboards. A feature of the room is created by the fireplace with cast iron open fireplace with slate tiled hearth. Two central heating radiators.

Dining/Sitting Room

13' 2" x 14' 0" (4.016m x 4.260m)
A versatile space with windows to both the side and rear elevations. Feature open fireplace with marble hearth. Central heating radiator.

Kitchen

11' 11" x 11' 10" (3.624m x 3.615m)
The kitchen offers a range of base and wall units with complimentary work surfaces over with inset stainless steel sink and drainer. Eye level integrated electric oven and a four ring gas

hob with extractor hood over. Space for American style fridge freezer. Window to the side elevation. Central heating radiator. Glass internal sliding doors into the conservatory.

Conservatory

13' 2" x 10' 0" (4.020m x 3.055m)
The conservatory/sunroom offers great potential for those wishing to do so with further building works to incorporate this into the kitchen creating a lovely open plan kitchen/dining/living space. Offering polycarbonate roof, tiled floor and a timber door to outside. Central heating radiator.

Utility

6' 10" x 4' 11" (2.088m x 1.487m)
A useful area offering wall units and work surfacing with inset stainless steel sink. Space and plumbing for washing machine and tumble dryer. Window to the side elevation.

W.C

2' 11" x 4' 10" (0.882m x 1.475m)
Fitted with w.c and having an extractor fan.

First Floor Landing

A light and airy landing space with two windows to the side elevation. Loft access.

Bedroom One

11' 10" x 12' 3" (3.608m x 3.733m)

With window to the rear elevation and having fitted wardrobes, overhead cupboards and drawers to one wall. Central heating radiator.

Bedroom Two

9' 11" x 14' 1" (3.028m x 4.291m)

Again having window to the rear elevation, the second double bedroom has a central heating radiator.

Bedroom Three

11' 11" x 10' 11" (3.620m x 3.328m)

Offering window to the front elevation. Central heating radiator. Storage cupboard.

Bedroom Four

8' 10" x 8' 1" (2.688m x 2.460m)

The fourth and final bedroom could accommodate a double bed for those wishing to do so, but equally would create a lovely sized single room with plenty of floor space for those with younger members in the family. Window to the front elevation. Central heating radiator.

Bathroom

7' 0" x 14' 0" (2.130m x 4.258m)

A modern bathroom with built-in storage cupboard, window to side elevation and down lights to the ceiling. Equipped with a jacuzzi bath with chrome mixer tap, close coupled WC, vanity unit mounted wash hand basin and a square glass shower cubicle with chrome rain shower with handheld attachment. partial tiling to the walls. Central heating radiator.

Outside

To the front of the property there is parking for a couple of cars with access to the side leading to a paved courtyard patio area. The rear garden is of a lovely size and which are not normally found in the heart of Louth. The garden itself offers a lawned area with mature flower and shrub beds to the side and several fruit trees. The rear garden also offers the added bonus of enjoying a southerly facing aspect and a good degree of privacy.

Tenure

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

Services

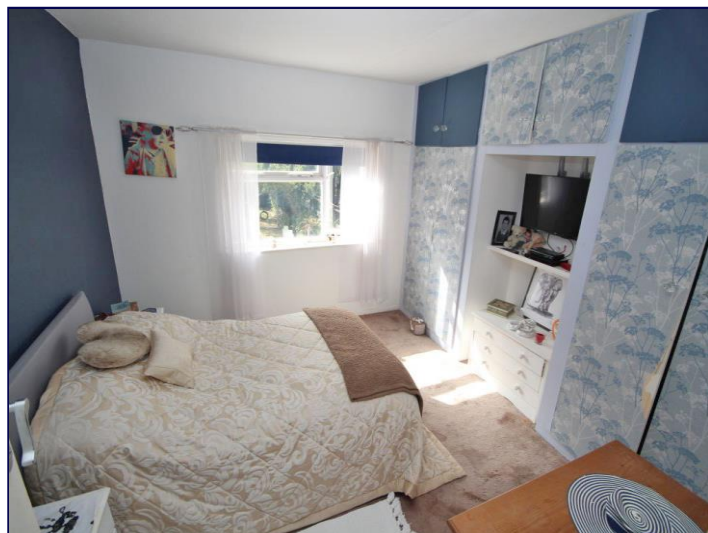
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

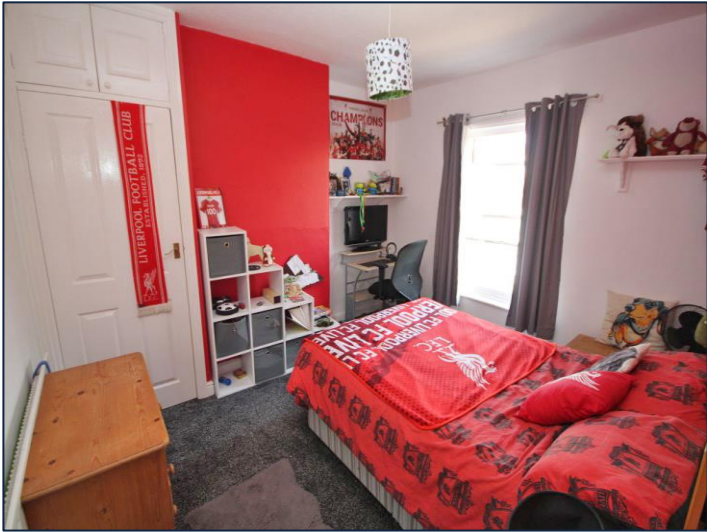
Viewings

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

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





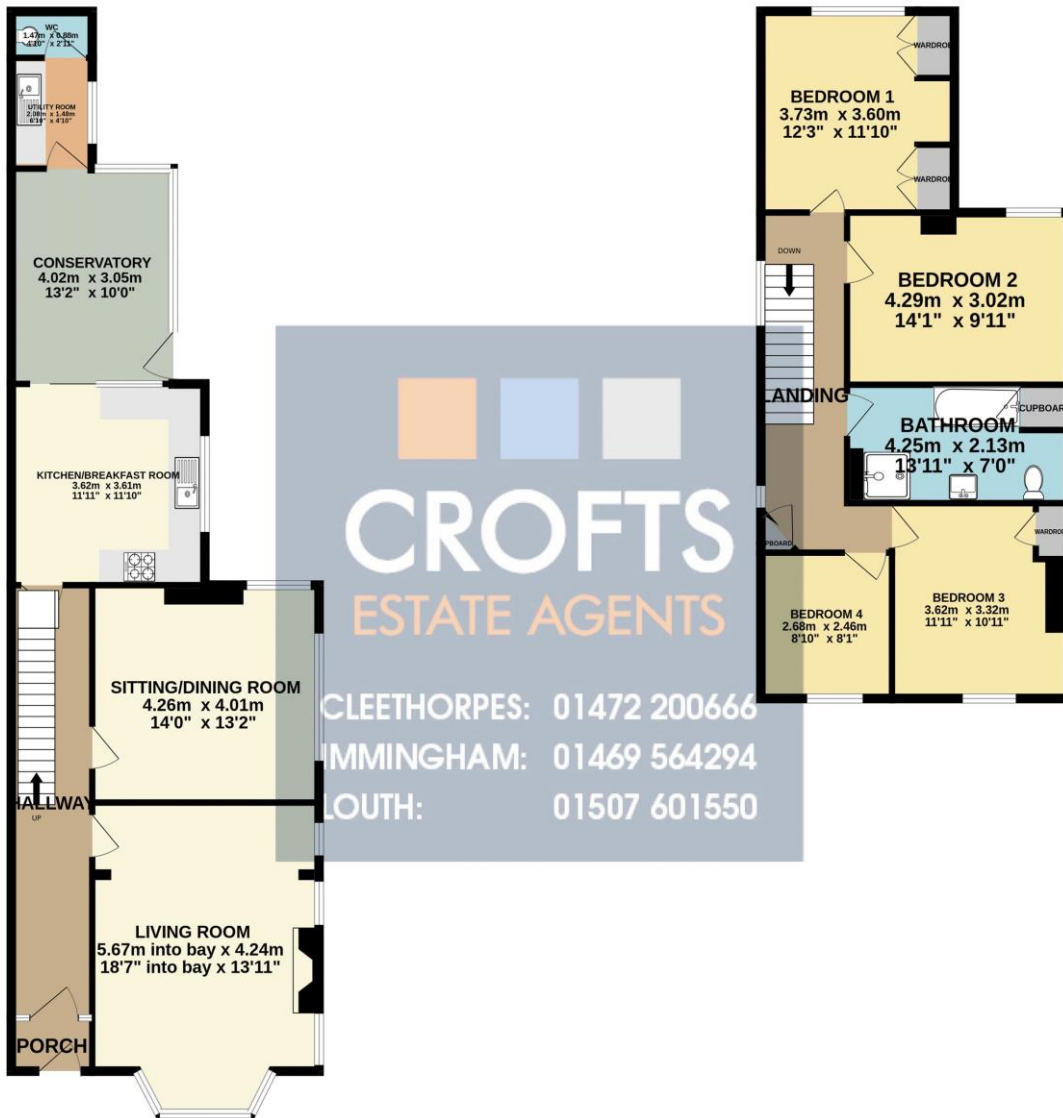


OPEN 7 DAYS A WEEK

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)

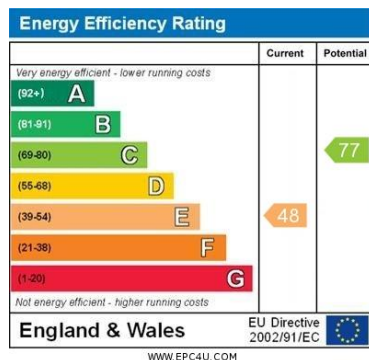
GROUND FLOOR
83.4 sq.m. (898 sq.ft.) approx.

1ST FLOOR
65.3 sq.m. (703 sq.ft.) approx.



TOTAL FLOOR AREA : 148.7 sq.m. (1601 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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