



# CROFTS ESTATE AGENTS

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



1 Bolle Road  
Louth  
LN11 0GR

Offers in Excess of  
£285,000

Crofts Estate Agents of Lincolnshire are delighted to bring to market the very substantial four bedroom three storey detached town house style property. Built as the show home for this modern development in the heart of Louth, this property is the largest plot on the development. The property is superbly located close to amenities, excellent local schools, parks and on a busy bus route and makes the perfect family home with its position. The property briefly comprises, entrance hall, cloakroom, utility room, open plan kitchen dining living room, lounge, four bedrooms, master en suite and family bathroom plus separate cloakroom to the first floor. Outside the property has well maintained front gardens with good sized rear gardens, detached brick garage and gated driveway for three cars.

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 :

Email: Louth :

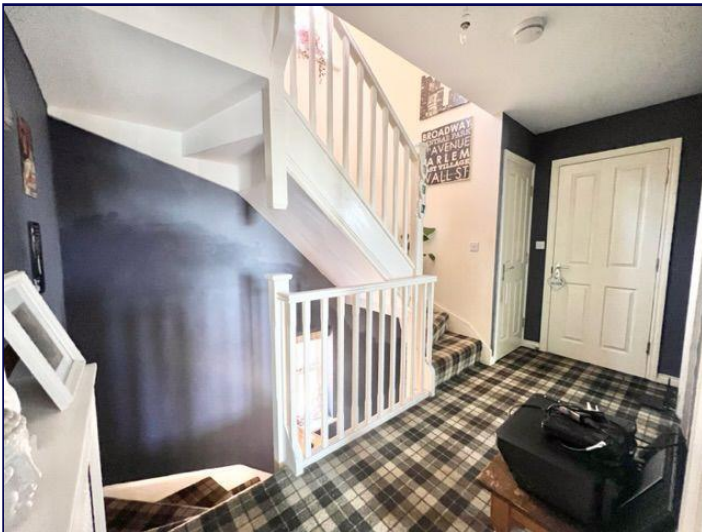
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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





#### Entrance hall

15' 11" x 4' 2" (4.84m x 1.26m)

Wood frosted double glazed front door to entrance hall which has wood flooring, comic style decor, radiator, pendant light and under stairs cupboard.

#### Cloakroom

5' 9" x 2' 11" (1.76m x 0.90m)

The cloakroom has matching white WC and sink, frosted uPVC window to the side, tile effect vinyl floor, grey decor, radiator, tiled splash backs, ceiling light and alarm box.

#### Kitchen living dining room

22' 6" x 14' 4" (6.87m x 4.37m)

A tremendous space with space for kitchen, dining and living. The kitchen is blue with solid butchers block style work top over and splash back returns, white tiled splash backs, integral oven grill, gas hob with extractor over and dishwasher. The room has blue decor with feature wall, three wood double glazed windows and wood double glazed French doors to the rear, two radiator, pendant light and four way lights.

#### Utility room

6' 2" x 7' 6" (1.87m x 2.29m)

The utility has space for washing machine and dryer, with wood units, charcoal work top, blue decor, ceiling light, radiator, tiled floor, wood glazed door to the rear and extractor.

#### Stairs and landing 1st floor

Turning 180 degree the stairs and landing have chequered carpet, with wood double glazed window to the side, pendant light, blue grey decor, radiator and ceiling light.

#### Lounge

12' 0" x 14' 6" (3.66m x 4.43m)

The lounge is to the first floor and has wood window to the front, pop out wood double glazed bay, to the side, stylish decor, wood laminate flooring, French doors from the landing, radiator and pendant light.

#### Bedroom

10' 2" x 14' 7" (3.11m x 4.44m)

The main bedroom is on the middle floor and has two wood double glazed windows with blinds, built in wardrobes, grey decor, beige, carpet, radiator and pendant light.

#### En suite bedroom 1

6' 3" x 7' 7" (1.90m x 2.31m)

The ensuite has double shower, matching white sink and, WC, cream vinyl floor, grey tiled splash backs, frosted wood double glazed window, shaver point, ceiling light and extractor.

One

**Cloakroom 1st floor**

3' 2" x 7' 7" (0.97m x 2.30m)

With white WC and sink, tiled splash backs, tiled effect vinyl floor, frosted wood double glazed window, grey decor, radiator and ceiling light.

**Stairs and landing 2nd floor**

Again turning 180 degrees past a wood double glazed window, having chequered carpet with airing cupboard to the landing, boiler cupboard, loft access and pendant light.

**Bedroom Two**

11' 8" x 10' 11" (3.56m x 3.34m)

Double bedroom with two wood double glazed windows, comic style decor, beige carpet, pendant light and radiator.

**Bedroom Three**

10' 7" x 13' 8" (3.22m x 4.17m)

Another double bedroom has beige carpet, light green decor, two wood double glazed windows, pendant light and radiator.

**Bedroom Four**

8' 0" x 10' 11" (2.45m x 3.34m)

A fourth bedroom has wood double glazed window to the front, cream decor, beige carpet, radiator and pendant light.

**Family bathroom**

6' 4" x 8' 6" (1.93m x 2.60m)

The family bathroom on the second floor has three piece white suite with shower over bath and glass screen, black and white vinyl flooring, tiled splash backs, frosted wood DG window with blind, ceiling light and radiator.

**Detached single garage**

18' 5" x 13' 9" (5.62m x 4.18m)

The brick and tiled garage has up and over garage door with uPVC window to the side. We are lead to believe there is plumbing for a toilet as this is also plaster out and was the former marketing suite.

**Driveway and parking**

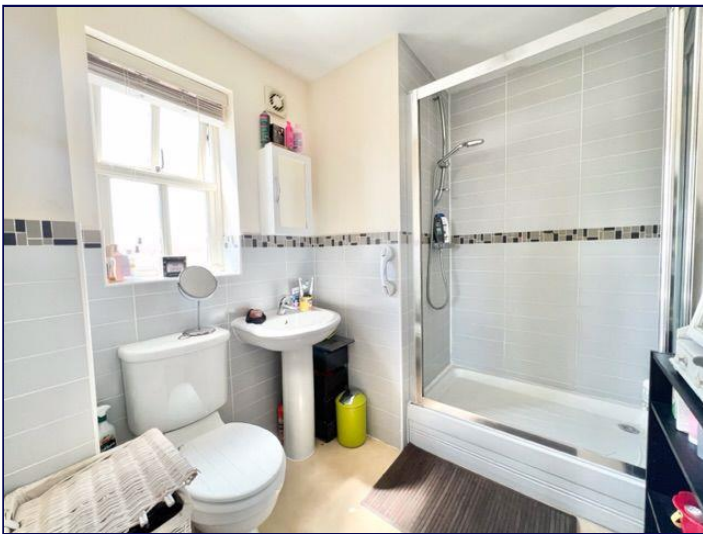
The driveway is tarmac with tall timber garage to more parking and subsequently on to the garage.

**Rear garden**

The rear garden has separate areas including decked patio to the back of the house, astro turfed grass with sleeper retained planted borders to the back and garage. The garden then opens up into an extra part that has gated access and has sleeper retained borders with plants and 6 foot plus fencing to the sides. There is a gate to the parking area and garage.

**Front garden**

A neat frontage has picket fence with pebbled low maintenance garden with maturing trees and bushes. To the side where the front door is there are brick built borders with a range of mature bushes and plants.





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





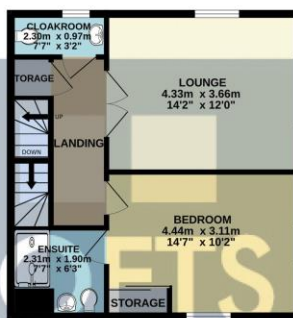
OPEN 7 DAYS A WEEK

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  
68.5 sq.m. (737 sq.ft.) approx.

1ST FLOOR  
44.6 sq.m. (480 sq.ft.) approx.

2ND FLOOR  
45.0 sq.m. (485 sq.ft.) approx.



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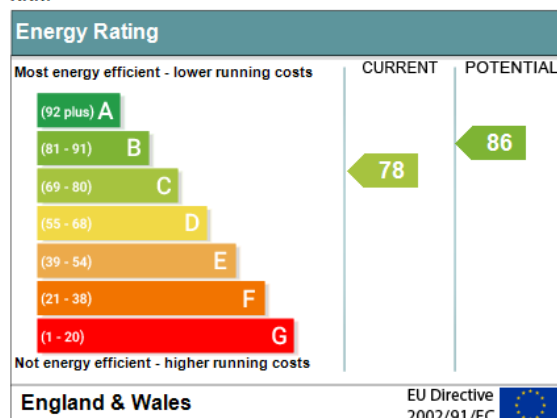
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TOTAL FLOOR AREA: 158.1 sq.m. (1702 sq.ft.) approx.

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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Address: 1 Bolle Road, LOUTH, LN11 0GR

RRN:



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