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



Conker Grove
Louth
LN11 7BY

£179,995

Found on the new Tennyson Fields development by award winning Lovell Homes, this modern two bedroom semi-detached house boasts stylish interiors, landscaped southerly facing garden and the remaining term of the 10 years builders warranty. Internally it offers an entrance porch, delightful lounge, cloakroom/WC and a dining kitchen with stunning fitted kitchen and French doors leading out to the patio terrace. First floor landing, two double bedrooms and stylish bathroom. Two car parking spaces. Gas centrally heating and uPVC double glazing throughout. An internal viewing is a must.

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Location

Conker Grove is located at the top of Hazelnut Way, the main entrance into Tennyson Fields, which is located off Chestnut Drive/Eastfield Road, which provide easy access to the historic and popular market town centre with three busy markets each week, national retailers and individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants.

Louth has a sports and swimming complex nearby the property, as well many local clubs, athletics and football grounds, tennis academy and courts, golf and bowls with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema.

The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Entrance Porch

A canopy entrance with outside light and cottage style entrance door, leads to the entrance porch having staircase to the first floor and access to the Lounge. Panelled doors to all rooms. The ground floor has light wood style flooring.

Lounge

13' 8" max x 9' 7" (4.163m max x 2.910m)

The main living room being a good size, having double aspect, with windows, with fitted blinds, to the front and side, being bright and airy. Radiator.

Cloakroom

Having a white suite with wc and wall mounted wash basin with mixer tap and splashback tiling. Radiator. Extractor fan.

Dining Kitchen

13' 8" x 9' 11" max (4.17m x 3.02m max)

The dining kitchen has two areas. The dining area having French doors leading out to patio terrace, space for table and radiator. The Kitchen is extensively fitted, in a contemporary style, having grey fitted wall and base units with silver handles. kick board lighting, contrasting black work surfaces and upstand. Shelved drinks and glass area. Chimney extractor fan with hob under, one and half bowl sink unit with mixer tap, intergrated fridge/freezer and single oven. Plumbing for automatic washing machine. Window to over looking the rear garden with fitted blinds. Downlighters to ceiling.

Landing

With radiator and attractive radiator cover. Loft access.

Bedroom 1

13' 8" x 8' 11" (4.17m x 2.71m)

Used as the master bedroom having window to the rear elevation with fitted blind and radiator.

Bedroom 2

13' 5" max x 7' 7" (4.1m max x 2.3m)

Another double with a useful recess area providing a dressing table area, radiator and useful storage cupboard. Window to the front elevation with fitted blind.

Bathroom

Having a three piece suite in white with contrasting two tone tiling to splashback area, having a panelled bath with shower screen and shower over, concealed wc and wall mounted basin basin with mixer tap and useful vanity area to the side window. Chrome towel radiator.

Outside

The front garden provides two parking spaces with side path to the entrance door. Pedestrian access to the side leads to the rear garden which has been landscaped having a paved patio area with power and useful timber store. The garden is stepped with sleepers leading to the grass area which is artificial for low maintenance and a further sleepers lead to a decked terrace area which provides a great entertaining area, enjoying a southerly aspect.

Tenure

Believed to be , 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

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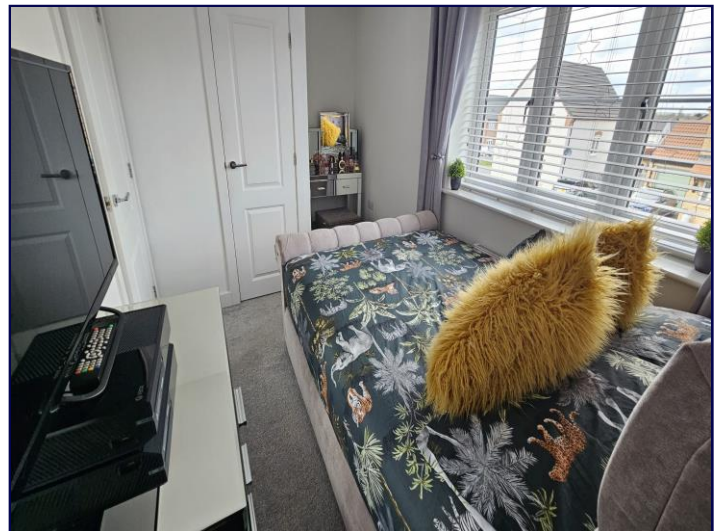
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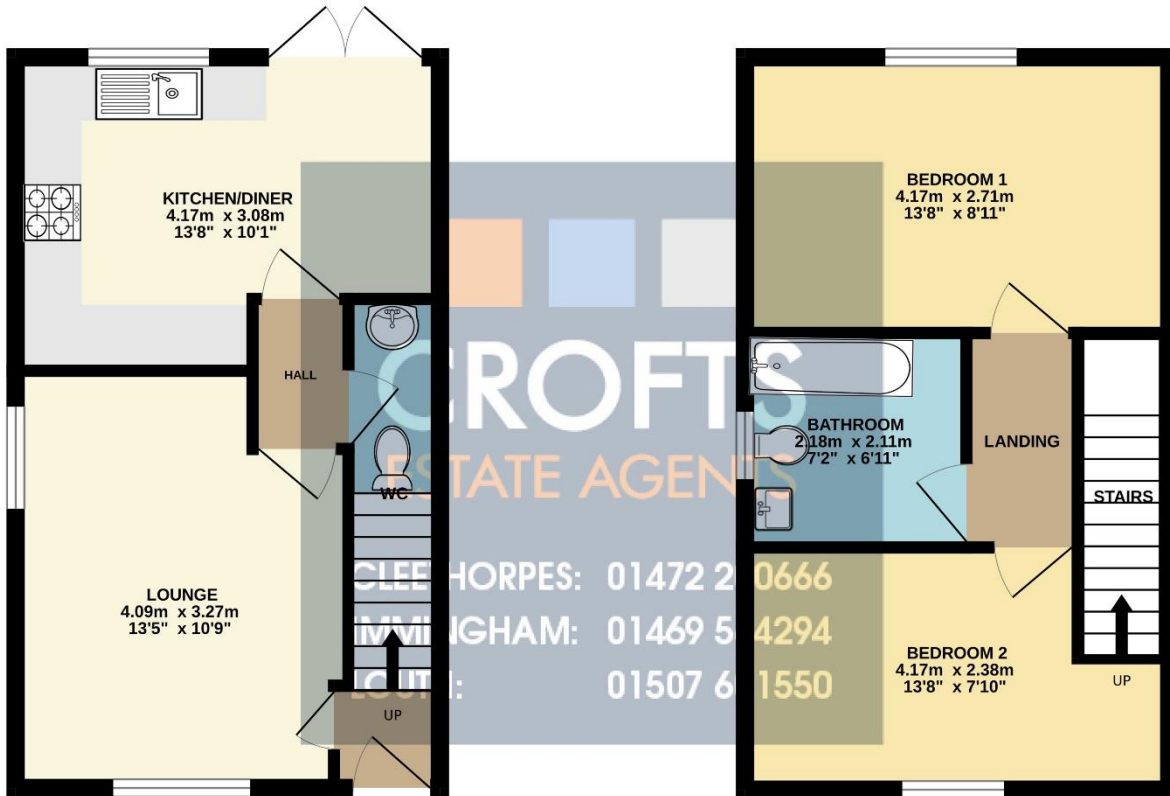
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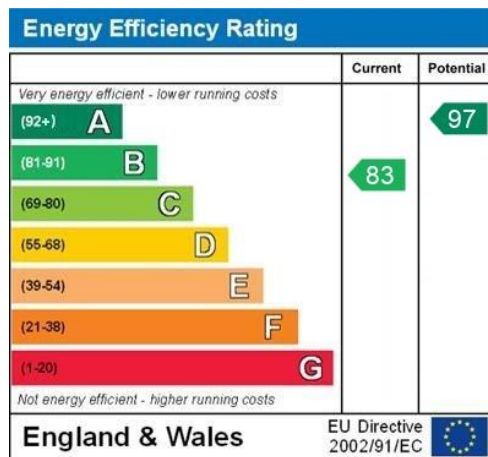
GROUND FLOOR
30.0 sq.m. (323 sq.ft.) approx.

1ST FLOOR
30.0 sq.m. (323 sq.ft.) approx.



TOTAL FLOOR AREA : 60.0 sq.m. (646 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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