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



Old Mill Park Louth LN11 0NY

**Offers in the Region Of
£250,000**

This three double bedroom semi-detached house is both well appointed and stylishly presented throughout and is found in this idyllic location by the river Lud, yet within minutes walk of the bustling town centre and local schools, including King Edward Grammar school. Having the benefit of a large block paved frontage providing parking for several cars, this beautiful family house has been reconfigured to provide spacious open plan accommodation, which offers a side entrance, which leads into a huge L shaped family room for living, dining and kitchen (which could be separated back into two rooms, if required), a useful ground floor shower/cloakroom, a spacious lounge running the full width of the property with French doors to the garden. Off the landing are three double bedrooms and a most stunning bathroom. Garden areas are to the side and rear, which are a good size, enjoying a sunny aspect and has a timber garden shed. Gas centrally heated. UPVC double glazed.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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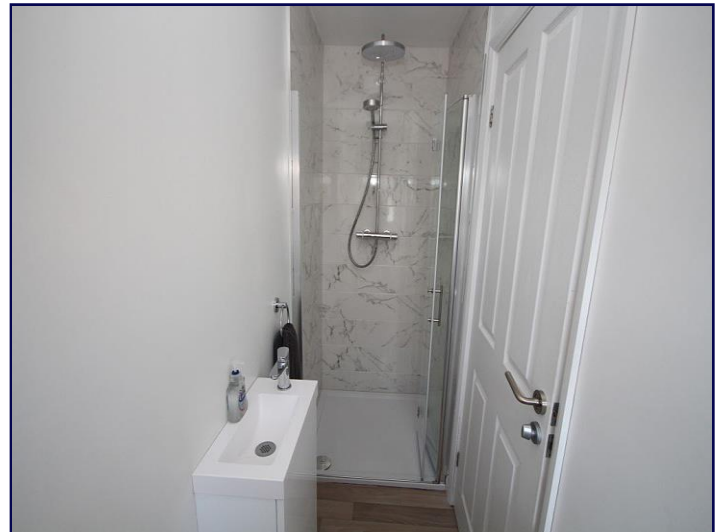
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Location

Within a short walk is 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.

Open Plan - Kitchen/Dining/Living

22' 10" x 19' 11" (6.95m x 6.076m) max

One of the selling points to this property has to be this superb and large open plan space which the present owners converted from its original design. Creating a light and airy space with entry door to the side elevation and two uPVC double glazed windows to the front. The kitchen has a stylish and comprehensive range of modern shaker style fitted wall and base units with contrasting work surfacing and central island with breakfast area. Integrated oven and four ring gas hob with extractor over, dishwasher, washing machine and fridge and freezer. Down lighting and ceiling lights. The dining area provides ample space with a six seater table currently in place. Central heating radiators.

Living Room

13' 0" x 20' 0" (3.963m x 6.088m)

A lovely and spacious living room running across the width of the rear of the property. Again neutrally decorated and having down lighting to the ceiling. Two central heating radiators. uPVC double glazed window and French doors to the rear elevation leading out to the rear garden.

Shower Room

10' 1" x 3' 0" (3.075m x 0.907m)

An addition to the property is this ground floor shower room equipped with a white suite having a shower cubicle, w.c and wash hand basin. Central heating radiator. uPVC double glazed window to the front aspect.

First Floor Landing

A bright and airing landing having a uPVC double glazed window to the side. Storage cupboard.

Bedroom One

13' 1" into wardrobes x 11' 0" (4.00m x 3.344m)

A double. Offering a range of fitted wardrobes along one wall and having a uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

12' 9" x 11' 0" (3.877m x 3.349m)

A good sized double bedroom with uPVC double glazed window to the rear. Central heating radiator.

Bedroom Three

9' 4" x 8' 8" (2.851m x 2.640m)

The third and final bedroom, again a double and is neutrally decorated with a uPVC double glazed window to the rear elevation. Walk in wardrobe. Central heating radiator.

Bathroom

6' 5" x 8' 8" (1.961m x 2.629m)

A stylish bathroom with close coupled w.c, vanity wash basin and a freestanding modern deep bath. Central heating radiator. Double glazed window to the front elevation.

Front Garden

To the front there is a large block paved driveway creating ample off road parking and then a grassed area to the right which also belongs to this property and is currently open plan to the street but could be planted with a hedge to create a little more privacy.

Side and Rear garden

A side garden leads down to the rear garden but also has steps up onto the Riverbank where the current owners have seating overlooking the River.

The Riverbank and part of the River is actually registered to this property thus giving the ability to be able to develop the bank further with maybe a patio area or seating or even a staged decking overhanging the river,.

The rear garden enjoys a southerly facing aspect and offers lawned garden with a large timber garden shed.

Tenure

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

Services

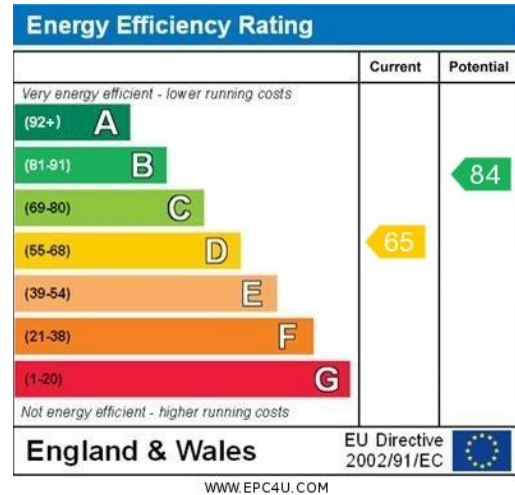
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

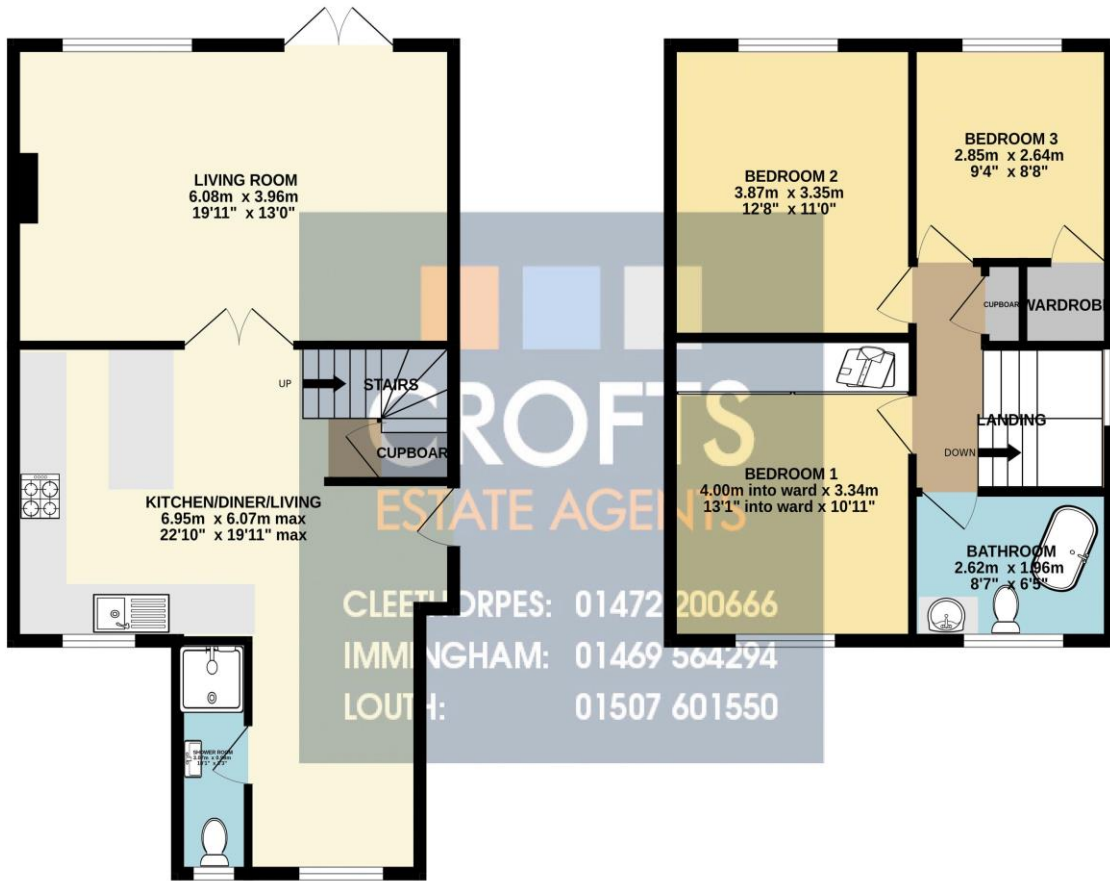
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





GROUND FLOOR

1ST FLOOR



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