



# CROFTS ESTATE AGENTS

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



## 7 Almond Crescent Louth LN11 8DY

**Auction Guide Price  
£170,000**

Found in this quiet cul de sac, this pleasant and spacious detached house is within walking distance to the bustling and historic town centre and excellent schools, including King Edward Grammar School. The property whilst in need of interior upgrading offers a great opportunity to create a stunning family home. The oil-fired central heated and UPVC double-glazed accommodation offers an entrance porch, hall, spacious lounge, dining room, breakfast kitchen with utility and cloakroom off. Off the landing is three good-sized bedrooms and family bathrooms. The property stands on a generous plot with gardens to the front side and rear, having a large driveway and garage, providing lots of parking. No chain.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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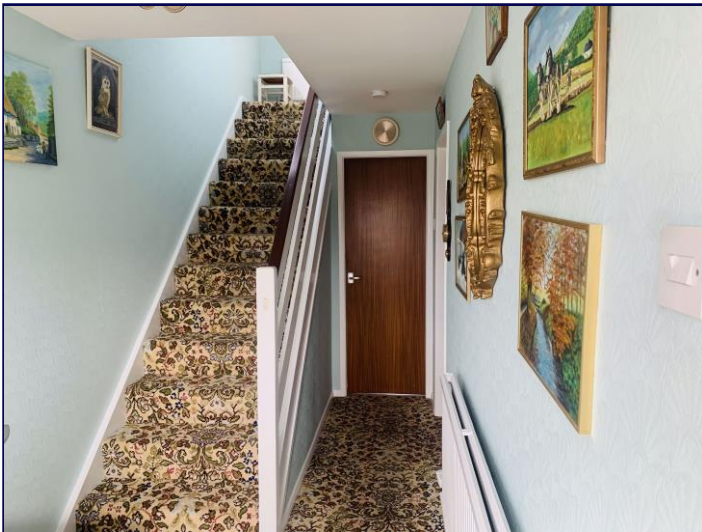
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### Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week. Louth is especially admired for the many independent shops and traders together with a wide choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment, all of which are within walking distance from the property. Also nearby is Meridian Sports and Swimming Complex, the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre. Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. Well regarded schools are a few foot steps away from the property, as well as King Edward Grammar.

### Entrance Porch

Having a UPVC double glazed door and side panel leading to the porch, having fitted shelving and wooden glazed inner door and side panel leading to the hall.

### Entrance Hall

With staircase to the first floor, radiator and flush doors to all internal rooms.

### Lounge

**12' 6" x 15' 9" (3.8m x 4.8m)**

A spacious lounge having a large picture UPVC double glazed window to the front elevation and two high level windows to either side of the electric fire set in a decorative surround and display recess above. Radiator. Double glazed wooden panelled doors open into the dining room.

### Dining Room

**9' 6" x 11' 2" (2.9m x 3.4m)**

### Breakfast Kitchen

**11' 10" x 11' 2" (3.6m x 3.4m)**

A good size having a range of fitted wall and base units, work surfaces and sink unit. Two large pantry style cupboards. Extractor fan with space for free standing cooker. Splashback tiling. Floor mounted oil fired boiler. UPVC double glazed window to the rear elevation. Wooden glazed door to the utility and cloakroom. Radiator.

### Utility room

**5' 11" x 4' 7" (1.8m x 1.4m)**

Off the kitchen, with UPVC half double glazed door. Plumbing for washer and vent for drier. Fitted shelving.

**Cloakroom**

4' 7" x 4' 7" (1.4m x 1.4m)

With wc and wash basin. Radiator. UPVC double glazed window to the side elevation. Wall mounted storage cupboard.

**Landing**

With UPVC double glazed window to the side elevation.

**Bedroom 1**

16' 1" x 10' 6" (4.9m x 3.2m)

A good sized double with recess wardrobe, UPVC double glazed window to the front elevation and radiator.

**Bedroom 2**

10' 10" x 10' 6" (3.3m x 3.2m)

Another good sized double with UPVC double glazed window to the rear elevation, recessed wardrobe, fitted airing cupboard and radiator.

**Bedroom 3**

8' 10" x 6' 11" (2.7m x 2.1m)

A single room having a fitted cupboard over the stair bulkhead, UPVC double glazed window to the front elevation and radiator.

**Bathroom**

6' 7" x 7' 3" (2m x 2.2m)

**Outside**

Standing on a good sized plot with a front garden being low maintenance with a driveway providing ample lots of off street parking and single garage. A concrete and paved side garden with oil tank. The rear has paved and concreted with a timber garden summer house. Outside lighting.

**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**

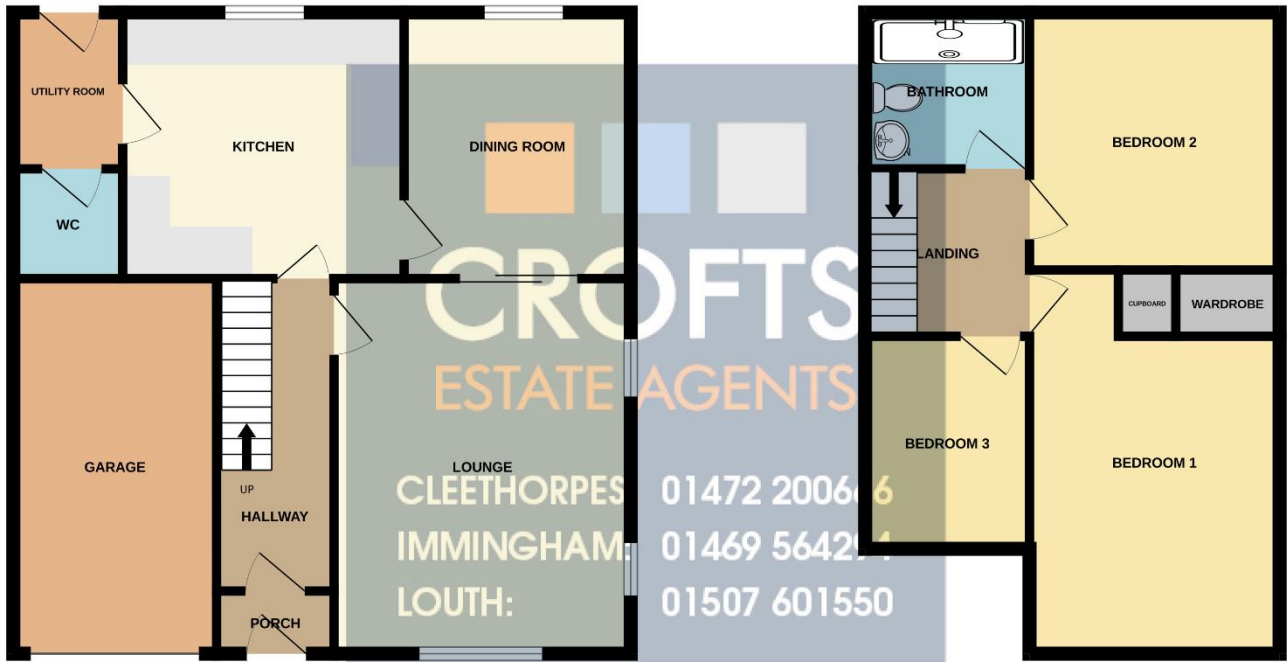
Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



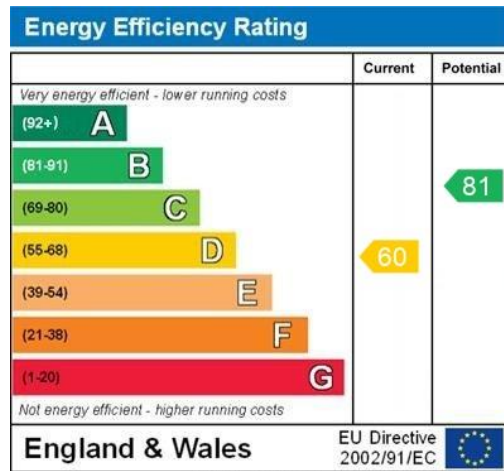


GROUND FLOOR  
64.8 sq.m. (697 sq.ft.) approx.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 105.4 sq.m. (1134 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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