



CROFTS ESTATE AGENTS

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



**20 Mill Lane
Louth
LN11 0EZ**

**Offers in the Region Of
£285,000**

EXTENDED to the both floors, superb example of a modern family home. Close to many local amenities and schools for children of all ages. Extension provides a bedroom and en-suite, utility, WC and kitchen living area. Modern and tasteful finish throughout, a real must to view. Internal viewing will reveal the entrance hall, lounge, kitchen-dining-living area, utility room and WC. First floor reveals four bedrooms, an en-suite and shower room. With ample off road parking to the front and a delightful rear garden which is ideal for entertaining and for children to play. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals the hallway with coving to the ceiling, a radiator and a tiled floor.

Lounge

10' 11" x 11' 6" (3.34m x 3.50m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner/Lounge

23' 7" x 17' 4" (7.18m x 5.28m)

With dual aspect windows to the side and rear elevation, French doors to the rear, a radiator and laminate flooring. There is a superb fitted kitchen with modern worktops, a one and a half sink and drainer, a tall fridge and a large Island with a breakfast bar and an Induction hob. There is also a great space for a dining table and sofa and for a family to relax and entertain.

WC

2' 8" x 4' 11" (0.81m x 1.49m)

The WC has a radiator, laminate flooring and a WC.

Utility room

6' 11" x 8' 4" (2.11m x 2.55m)

The utility room has a window and door to the rear elevation, plumbing for a washing machine, fitted units and a laminate floor.

First Floor Landing

The first floor landing has access to the loft, coving to the ceiling and a carpeted floor.

Bedroom

One

14' 5" x 8' 5" (4.39m x 2.56m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Two

11' 4" x 10' 11" (3.46m x 3.34m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

Bedroom Three

11' 0" x 10' 3" (3.36m x 3.13m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Four

7' 4" x 6' 9" (2.24m x 2.05m)

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 9" x 6' 0" (1.75m x 1.84m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and a tiled floor. There is also a WC, a basin and a shower enclosure with with a mains shower.

Garage

13' 3" x 8' 6" (4.05m x 2.59m)

The garage has an electric roller door and electrics.

Outside

With ample space to the front for off road parking. The rear garden has a good sized lawn., established shrubs and a side patio, all enclosed by perimeter fencing.

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





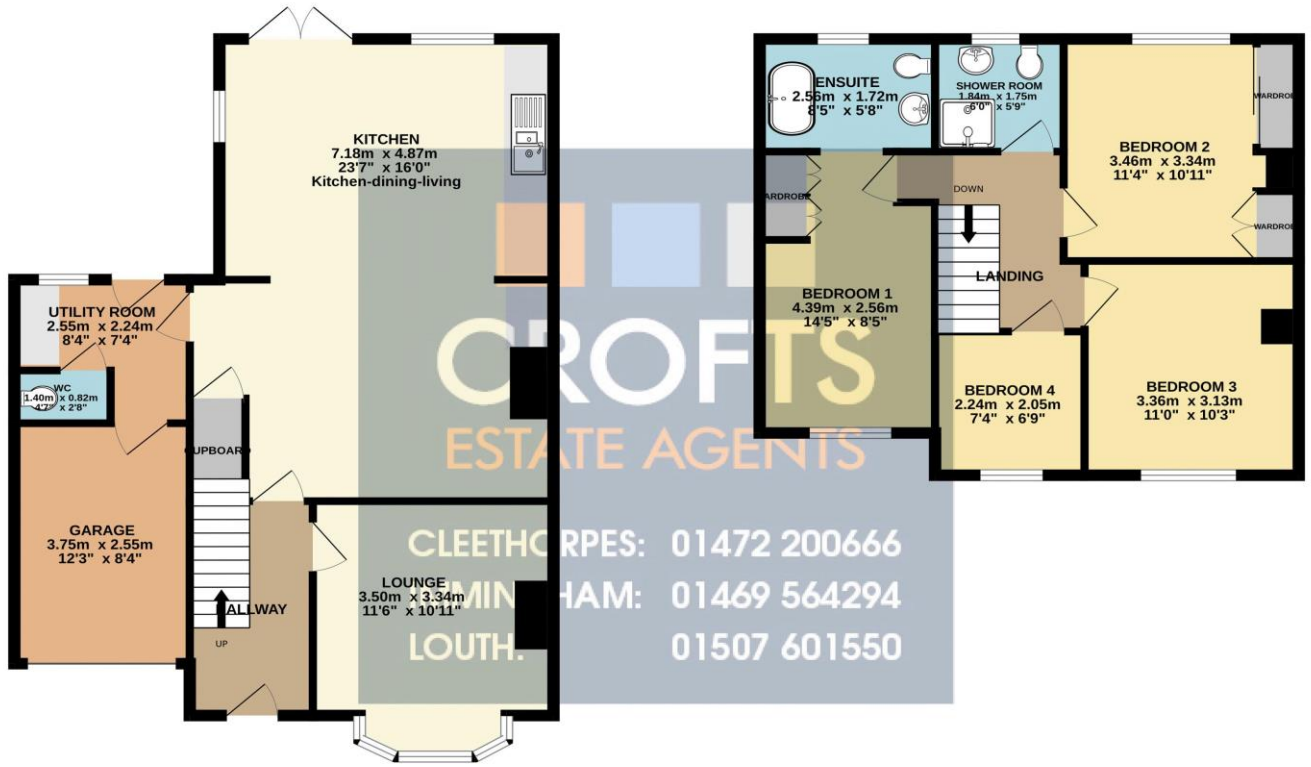


OPEN 7 DAYS A WEEK

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

1ST FLOOR



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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