



# CROFTS ESTATE AGENTS

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



**4 Acorn Avenue  
Louth  
LN11 7DR**

**Shared Ownership £49,995**

Coming with EIGHT YEARS LEFT OF ITS BUILDERS WARRANTY, this superbly presented two bedroom semi detached house offers a fantastic platform for buyers to buy into 30% of this properties value with options to increase your stake after each year. Perfect for buyers wanting to get on to or stay on the property ladder, this property comes with excellent position as well as its own benefits with views over open fields and ponds to the front. Built to the latest disability standards with wide doors and low threshold entry and exit, this property briefly consists of entrance hall, lounge, kitchen dining room, cloakroom, stairs and landing, two double bedrooms and family bathroom. Outside a good sized rear garden has been improved to include two patios and shed plus manicured borders with the front offering the same standard plus two off road parking spaces to the side.

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 :

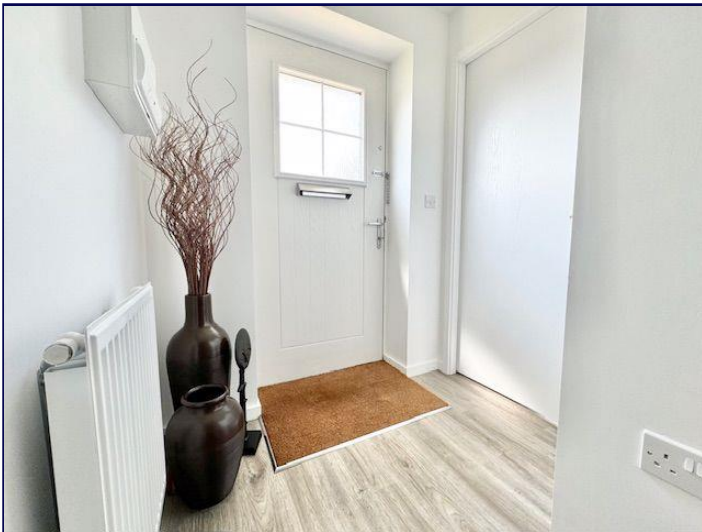
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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#### Entrance hall

5' 3" x 5' 5" (1.60m x 1.65m)

Smart L shaped entrance hall with uPVC door to the front, foot wipe matting, grey wood effect vinyl floor, white decor, radiator and ceiling light.

#### Lounge

13' 2" x 10' 7" (4.02m x 3.23m)

The lounge has uPVC window to the front, grey and white decor, grey wood effect vinyl flooring, radiator, pendant light with electric log burner as a feature to the room with wood mantle over.

#### Kitchen dining room

13' 1" x 14' 2" (4.00m x 4.33m)

A great full width space to the back of the property has grey high gloss kitchen with complimentary work top and one and a half stainless sink drainer over, with gas hob, extractor, oven grill, space for washing machine and tall fridge freezer, grey mosaic style splash back vinyl, grey wood effect vinyl floor, white decor, space for good sized dining table and chairs, uPVC window and frosted door to the rear, pantry storage cupboard which also houses a condensing dryer at present. The room also has radiator, ceiling light and pendant light.

#### Cloakroom

3' 4" x 5' 10" (1.01m x 1.79m)

A ground floor cloakroom has disabled access with wide doorway. There is matching white WC and sink with grey splash back tiling, grey wood effect vinyl floor, white and turquoise decor, ceiling light and extractor.

#### Stairs and landing

The stairs and landing have grey striped carpet, white decor with feature wall to the landing, radiator, pendant light and loft access.

#### Bedroom One

14' 2" x 10' 5" (4.33m x 3.17m)

The largest bedroom is to the front of the property and has white and grey decor, grey wood effect vinyl floor, storage cupboard over stairs with radiator to air clothes and towels, radiator to the room, pendant light and two uPVC windows which overlook the ponds and open field.

#### Bedroom Two

8' 9" x 14' 3" (2.66m x 4.35m)

The second bedroom is also a double room with larger single uPVC window to the rear, white and grey decor, grey carpet, radiator and pendant light.

### Family Bathroom

6' 11" x 6' 6" (2.10m x 1.97m)

The bathroom has white three piece suite with shower over bath and glass screen. The room has grey splash back tiling, white and grey decor, chrome radiator, frosted uPVC window to the side, grey wood effect vinyl floor, extractor an ceiling light.

### Front garden

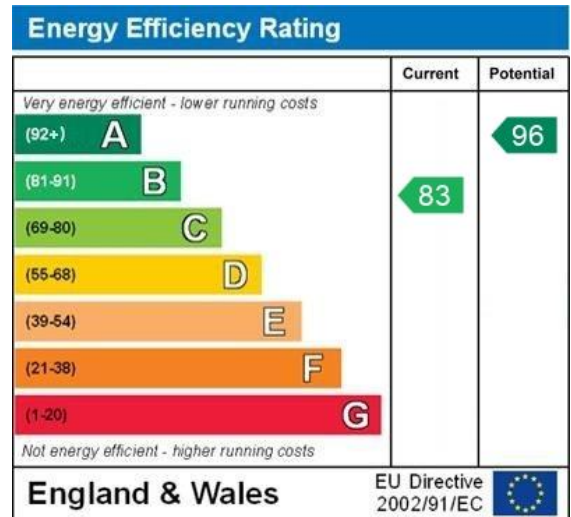
A small garden area to the front of the property sits either side of the slab path that runs up to the front door and covered porch. The borders are well stocked and have been laid with bark.

### Rear garden

The rear garden benefits from a large patio area to the back of the property with a central diamond shaped grass area flanked by well stocked soil borders leading on to a second slab patio area on which a large timber shed sits with space for either patio furniture. The garden has tall timber fencing to all sides with gated access to the parking area to the side.

### Off road parking

To the side of the property there are two off road parking spaces belonging to this property, one in front of the other on marked tarmac.



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**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**

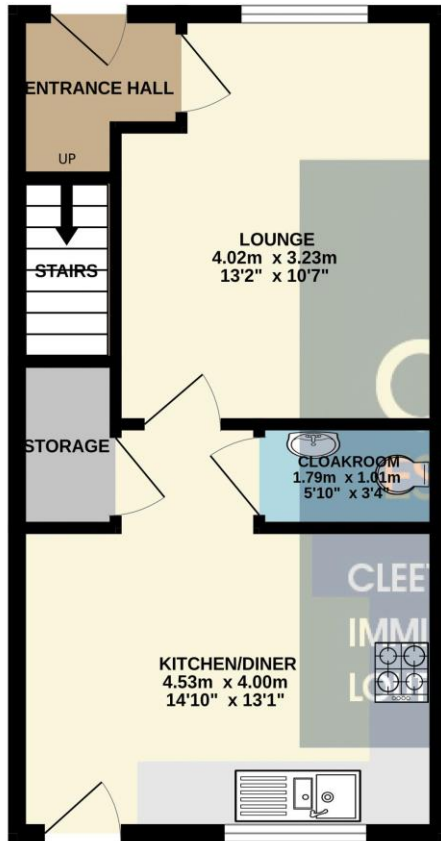
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

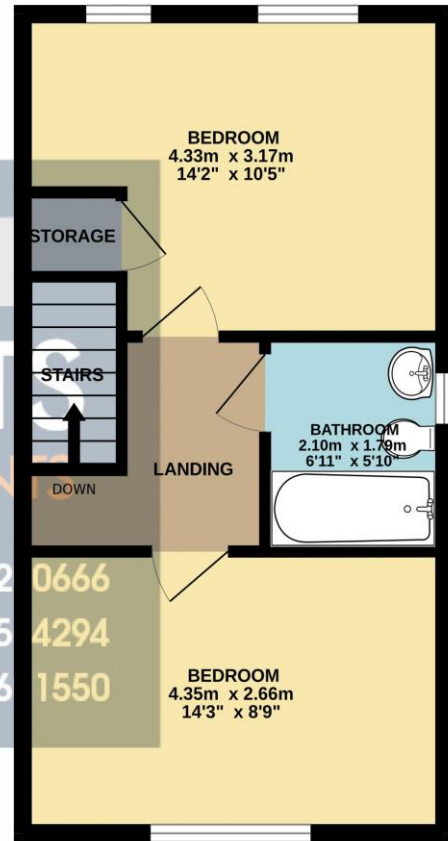
Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
33.9 sq.m. (365 sq.ft.) approx.



1ST FLOOR  
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 67.7 sq.m. (729 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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