



# CROFTS ESTATE AGENTS

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



## Grimsby Road

Louth  
LN11 0DZ

Offers in the Region Of  
£299,000

Crofts estate agents are delighted to be able to bring to the market this pleasant and well maintained two / three bedroom detached bungalow found within this popular and well regarded residential location in Louth. Set upon this elevated and good sized plot, the property has vehicular access to the rear via a small shared lane a few doors up from the property which leads to a parking area and the garage. The property is offered for sale with no forward chain on the vendors side and benefits from uPVC double glazing and gas central heating. The accommodation on offer briefly comprises entrance hallway with attractive wooden Herringbone styled flooring, two reception rooms although one could be used as a bedroom for those wishing to do so, kitchen diner, conservatory, boiler room/w.c, shower room and two bedrooms. Established front and rear gardens both of which enjoy a great degree of privacy. **NO FORWARD CHAIN ON THE VENDORS SIDE.**

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### Entrance Hallway

uPVC decorative glazed entrance door to the front elevation with two adjoining glazed windows. Attractive wooden herringbone flooring. Picture rail to the walls and coving to the ceiling. Central heating radiator. Loft access. Small lobby with storage cupboard and having double glazed window to the side.

### Lounge

15' 2" into bay x 11' 0" (4.619m x 3.348m)  
uPVC double glazed Bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator. Living flame gas fire with surround.

### Sitting Room or Bedroom Three

15' 0" into bay x 11' 4" (4.576m x 3.460m)  
A versatile space that could be used as a double bedroom or a second sitting room. uPVC double glazed bay window to the front elevation and a further double glazed window to the side. Central heating radiator. Coving to the ceiling and picture rail to the walls.

### Kitchen

9' 0" x 16' 8" (2.732m x 5.089m) max  
A good sized dining kitchen with with uPVC door and two double glazed windows to the rear elevation. Offering a range of wall and base units with contrasting work surfacing with inset one and a half stainless steel sink and drainer. Space for a cooker. Splashback tiling. Central heating radiator.

### Conservatory

9' 6" x 13' 7" (2.904m x 4.130m)  
uPVC double glazed conservatory with door out to the garden. Tiled flooring. Central heating radiator. Door to a cloakroom/utility area.

### Utility/Cloakroom

7' 8" x 4' 2" (2.336m x 1.264m)  
Fitted with a w.c and having central heating radiator. Plumbing for a washing machine. Ideal gas boiler.

### Shower Room

9' 0" x 6' 11" (2.754m x 2.106m)  
uPVC double glazed window to the rear elevation. Fitted with a pedestal washbasin, w.c and shower cubicle with thermostatic shower. Splashback tiling. Fitted extractor. Central heating radiator. Fitted storage cupboard.

### Bedroom One

16' 1" x 8' 0" (4.898m x 2.427m)  
uPVC double glazed window to the front elevation. Central heating radiator. Picture rail to the walls.

### Bedroom Two

8' 7" x 11' 8" (2.626m x 3.553m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls. Fitted wardrobe/cupboard.

### Outside

The property is set upon this lovely sized and elevated plot with an established garden to the front, screened from the road by mature hedging and shrubs. Gravelled path leading from the garden gate to the front door. expanse of lawn which continues around the side of the property and onto the rear. The rear garden is a delight for the keen gardener offering an abundance of mature shrubs, trees and plants. Lawned areas. Raised decked patio with decked pathway down towards the rear gate providing easy access for a wheel chair or similar. To the rear of the property there is a garage and workshop access via private shared lane. The garage and workshop could be knocked into one to create a larger garage for those wishing to do so.

### 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, 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)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
98.0 sq.m. (1055 sq.ft.) approx.



TOTAL FLOOR AREA: 98.0 sq.m. (1055 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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