



CROFTS ESTATE AGENTS

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



13 Conker Grove Louth LN11 7BY

**Offers in the Region Of
£244,950**

Coming to the market with NO FORWARD CHAIN is this superbly presented three bedroom semi detached house. Available with vacant possession, this property still has ample amounts of its builders warranty and have been lovingly lived in and improved since purchase. Stunning ornamental gardens planted and installed by the current owners would cost beyond £10k in today's market with raised decked patios, stone patio and pathways splitting immaculate lawns and planted well stocked soil borders. Inside the modern property ticks all the boxes with entrance hall, cloakroom, lounge, kitchen dining room to the ground floor with three bedrooms, two of which are doubles, family bathroom and main bedroom en suite shower room to the first floor. Parking cokes on ample forms too with tarmac driveway for three cars to neat frontage. A superb home for the growing family on a beautiful desirable new estate.

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Entrance hall

16' 4" x 6' 7" (4.98m x 2.00m)

uPVC composite front door with frosted window, uPVC window and blind to the side, white decor and stone colour carpet, radiator, understairs storage and pendant light.

Cloakroom

5' 8" x 3' 3" (1.73m x 0.99m)

With white WC and sink the cloakroom has white splash back tiling, ceiling light, uPVC frosted window and blind and radiator.

Lounge

16' 4" x 10' 2" (4.98m x 3.11m)

Spacious room with uPVC window and blind to the front, light stone colour carpet, radiator, white decor and ceiling light.

Kitchen diner

9' 3" x 17' 1" (2.83m x 5.21m)

A superb full width open plan room which has space for large dining table and chairs to one end with uPVC doors, windows and blinds to the rear decking. The kitchen is on three sides and has off white gloss wall and base units with wood effect work tops and splash back returns over sink drainer, integral appliances including gas hob with extractor over, 70/30 fridge freezer, dishwasher, double oven grill and space for washing machine. The room has grey wood effect vinyl floor, radiator, pendant light to the dining area and

six down lights to the kitchen area, and uPVC window to the rear garden with blind.

Stairs and landing

uPVC window, white décor, stone colour carpet, built in storage cupboard and pendant light.

Bedroom One

10' 5" x 9' 9" (3.17m x 2.98m)

The main bedroom has uPVC window and blind to the rear, light stone colour carpet, white decor, pendant light and radiator.

En suite

3' 8" x 9' 9" (1.12m x 2.97m)

The en-suite has enclosed shower with bi-folding door, splash back tiling, white sink and WC, white decor, ceiling light and extractor, radiator and grey wood effect vinyl floor.

Bedroom Two

11' 3" x 9' 9" (3.43m x 2.97m)

A second double bedroom has light stone colour carpet, white decor, uPVC window and blind to the front, radiator and pendant light.

Bedroom Three

8' 10" x 8' 2" (2.68m x 2.50m)

The smaller single bedroom has light stone colour carpet, white walls, uPVC window to the front, pendant light and radiator.

Family Bathroom

6' 10" x 7' 0" (2.08m x 2.14m)

Three piece bathroom suite with grey tiled splash backs, white decor, grey wood effect vinyl, frosted uPVC window, four down lights, extractor, shaver point and chrome towel radiator.

Front garden and driveway

Tarmac driveway for up to three small cars with wood bin store and timber gate to the back garden. The front garden has slab path to the covered porch at the front door and lawn gardens and well stocked soil border to the side.

Rear garden and decking

An immaculately presented rear garden has been heavily invested with money, time, love and natures touch to create a stunning masterpiece to sit in and admire. The garden has raised decking and slab patio to the back of the house with slab and gravel retained curve pathway to the bottom of the garden to a second decked patio which enjoys more of the sun. In between these is neat well manicure lawn with beautiful soil borders loaded with expensive maturing planting of shrubs, bushes, flowers and trees. There is also a garden shed with gated access back to the front.



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

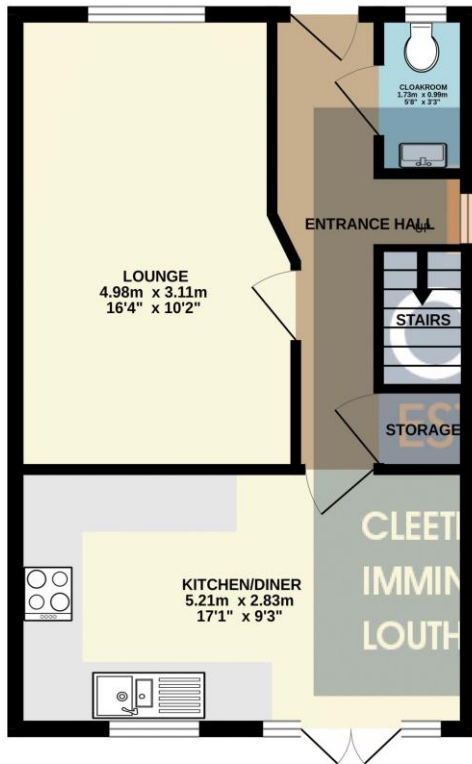
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

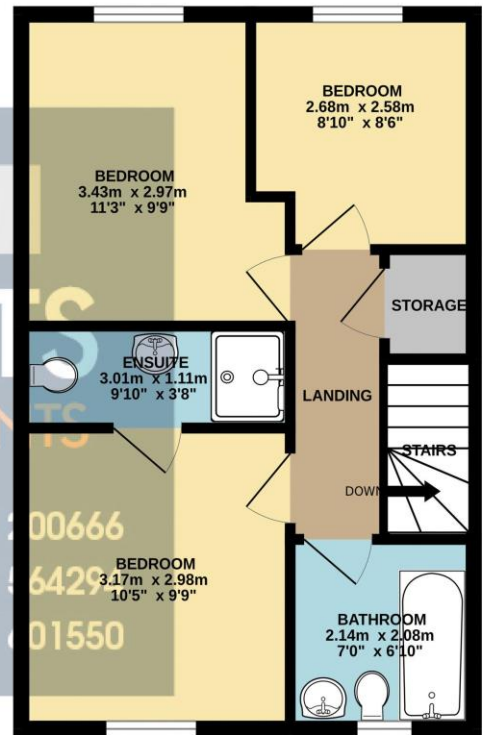
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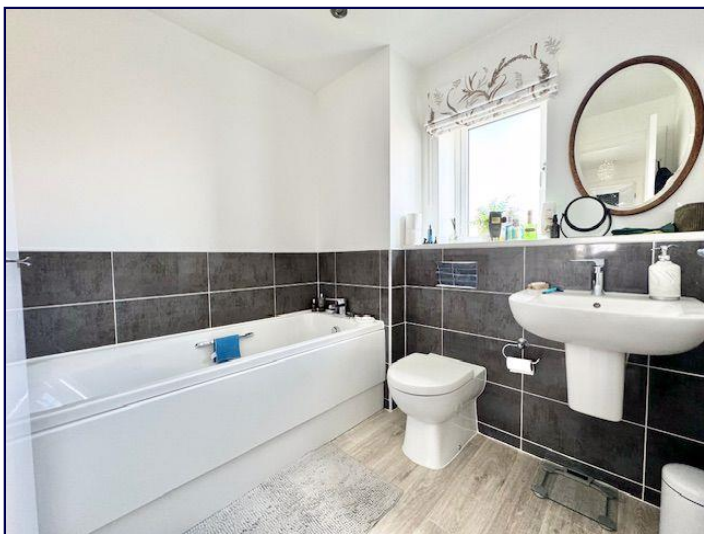
GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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