



CROFTS ESTATE AGENTS

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



4 Conker Grove Louth LN11 7BY

**Offers in the Region Of
£270,000**

Coming fresh to the market and available with NO FORWARD CHAIN and VACANT POSSESSION is this beautifully presented four bedroom detached house. The most keenly priced four bedroom house on this highly desirable new build estate, this property is neutral throughout with white decor and grey carpets briefly comprising, entrance hall, cloakroom, open plan kitchen diner, utility room to the ground floor, stairs and landing to the first floor which has two doubles and two single bedrooms plus family bathroom and en suite shower room to the main bedroom. The rear garden benefits from a south facing aspect with large extended patio and spacious enclosed lawn, ideal for kids. The front has neat garden with two side by side tarmac parking spaces plus integral garage.

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Entrance hall

11' 1" x 12' 3" (3.39m x 3.74m)

A nice sized L shape hallway has uPVC composite frosted door to the front, foot wipe mat, grey carpet, white decor, radiator, pendant light and under stairs storage.

Lounge

14' 4" x 10' 10" (4.37m x 3.30m)

A spacious lounge with walk in uPVC bay window with blind plus uPVC window to the side. The room has grey carpet, white decor, ceiling light and radiator.

Kitchen diner

12' 7" x 16' 5" (3.83m x 5.00m)

A super L shaped open plan kitchen diner has generous amounts of uPVC windows to the rear with French doors bringing lots of light. The room has grey matte wall and base units to three sides of the room with wood effect work top over, one and a half sink drainer, five ring gas hob with extractor over, dish washer, 70/30 fridge freezer, splash back returns over work top white decor, grey wood effect vinyl floor, six down lights and pendant light, radiator and space for dining table and chairs.

Utility room

3' 10" x 9' 10" (1.18m x 3.00m)

The utility room has matching kitchen units and work top to the kitchen with space and plumbing under for washing machine. The

room has uPVC frosted door to the rear, white decor, grey wood effect vinyl floor, door from integral garage, ceiling light, radiator and extractor.

Cloakroom

6' 9" x 3' 10" (2.06m x 1.17m)

Coming off the entrance hall the cloakroom has matching white WC and sink with splash back tiling, white decor and wood effect vinyl floor, uPVC frosted window to the side, ceiling light, radiator and extractor.

Stairs and landing

With grey carpet and white decor, the landing also has uPVC window to the side, loft access, pendant light and storage cupboard.

Bedroom One

14' 8" x 10' 11" (4.48m x 3.33m)

A large main bedroom has uPVC window to the front, white decor, grey carpet, two pendant lights and radiator.

En suite shower room

4' 4" x 8' 9" (1.31m x 2.66m)

The shower room has enclosed shower with grey splash back aqua boarding, matching white WC and sink, grey tiled splash backs, chrome towel rail, grey tile effect vinyl floor, ceiling light, frosted uPVC window and extractor.

Bedroom Two

12' 8" x 10' 2" (3.85m x 3.10m)

A second double room has white decor, grey carpet, uPVC window to the rear, pendant light and radiator.

Bedroom Three

9' 1" x 9' 6" (2.77m x 2.90m)

A large single room has white decor, grey carpet, uPVC window, pendant light and radiator.

Bedroom Four

7' 10" x 9' 5" (2.38m x 2.88m)

Another single bedroom has grey carpet, blue and white decor, uPVC window to the rear, pendant light and radiator.

Family bathroom

9' 0" x 6' 6" (2.75m x 1.99m)

The bathroom has white matching three piece suite with grey tiled splash backs and white decor over. The room has uPVC frosted window, grey tile effect vinyl floor, chrome towel radiator, four down lights, extractor and shaver point.

Integral garage

20' 3" x 9' 8" (6.17m x 2.95m)

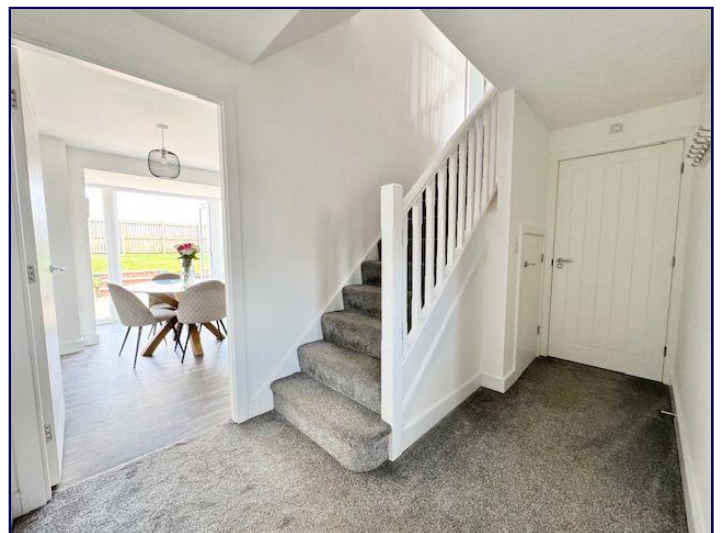
With up and over metal door, power and light with door into the utility room.

Front garden and driveway

A neat front garden is laid to lawn with some decorative planting with double width tarmac driveway for two cars leading to garage. A path leads to a side gate with access to the rear. There is a short covered porch area to the front door.

Rear garden and patio

A south facing rear garden is well proportioned with large extended patio to the rear of the house enjoying plentiful sun. The lawn area has two steps up from the patio and extends to timber fence boundaries on all sides.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

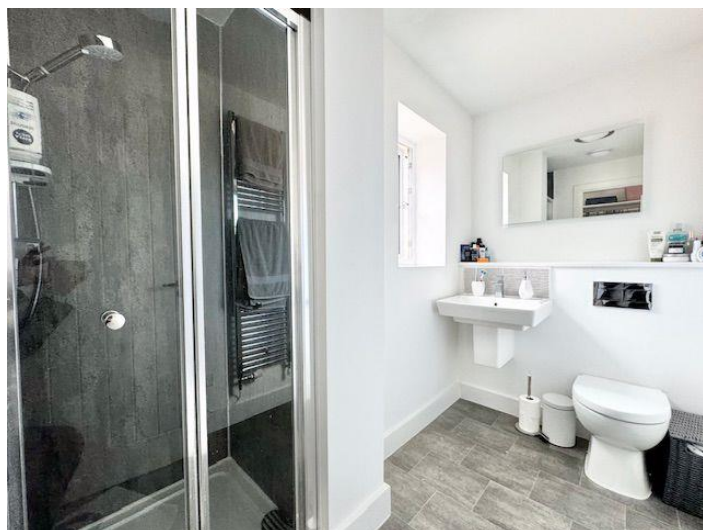
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

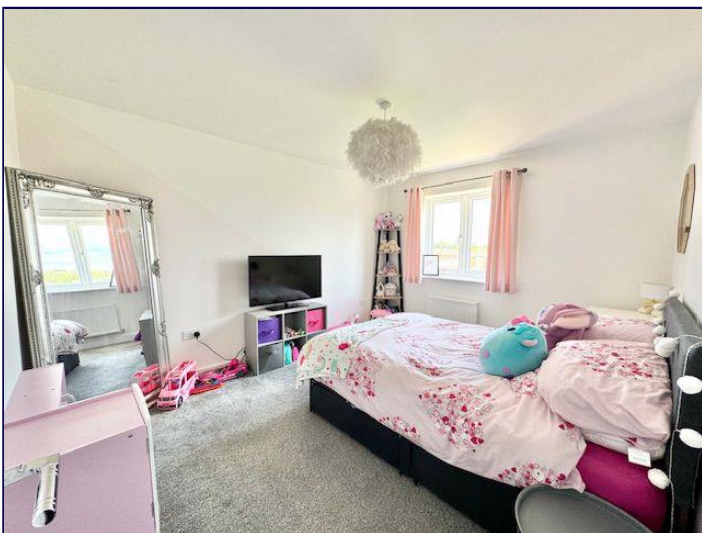
Viewings

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

Council Tax Information

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

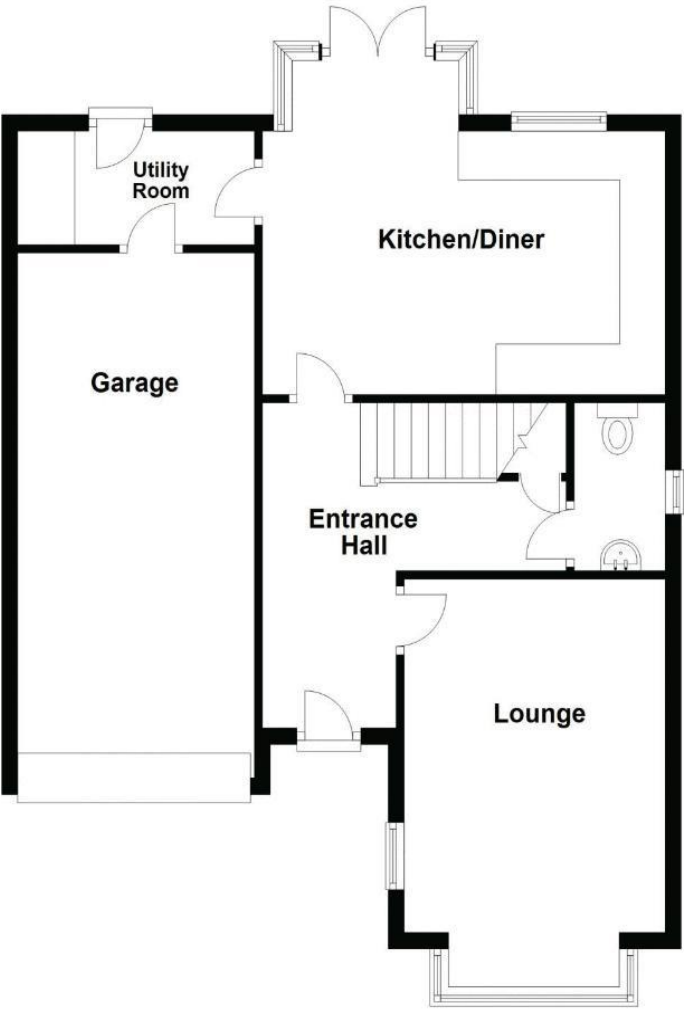




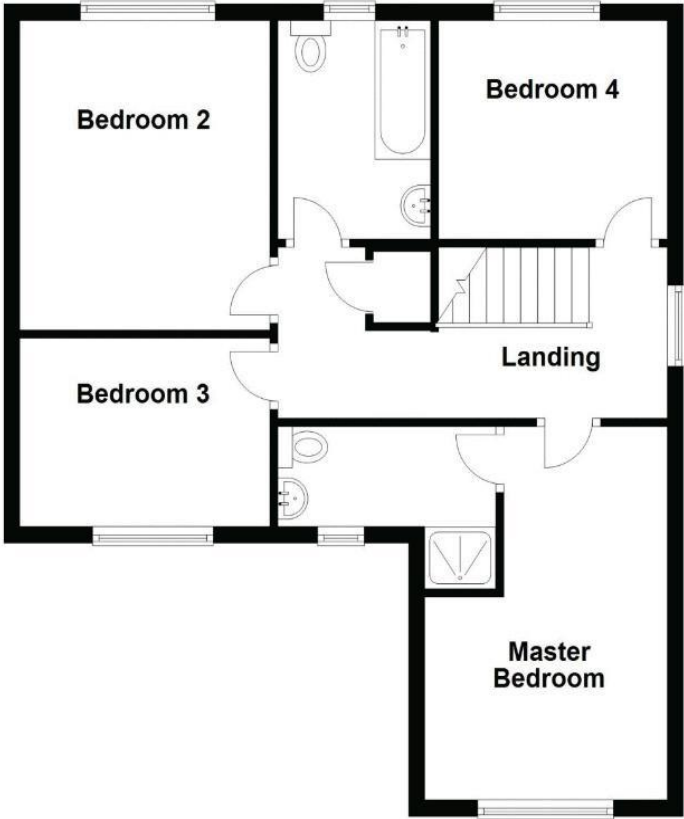
OPEN 7 DAYS A WEEK

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



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		