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CLEETHORPES
01472 200666

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



St. Michaels Road

**Louth
LN11 9DA**

**Offers in the Region
Of £424,500**

A lovely find in the heart of Louth, hidden behind established trees and shrubs, this elevated plot holds this three bedroom detached property stood again on a surprising plot, much larger than normally found within this area. Full of character and charm, only by viewing will you get an understanding of the property on offer and the privacy that its gardens offer. Believed to be one of the older buildings in Louth, the property enjoys a view to the front towards St Michael and All Angels church. The current owners have updated the property since they purchased, however the property may also benefit with further updating. Enjoying the benefits of gas central heating, this lovely home offers sitting room, dining kitchen, living room, adjoining store creating the possibility for further living space, landing, bathroom and three double bedrooms. Externally the gardens have to be on the key selling features.

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

www.croftsestateagents.co.uk



Kitchen/Breakfast Room

21' 2" x 12' 3" (6.458m x 3.722m)

A charming rustic styled kitchen with windows to three aspects. Pleasantly presented and having beamed ceiling, the kitchen offers cupboards, drawer units and a Belfast sink. Gas cooker point. To the kitchen area there are quarry tiles to the floor and to the dining area a wooden floor. A focal point of the dining section has to be the lovely stove with stove kettle standing.

Inner Hallway

Pleasantly presented, the inner hallway has a new carpet to the stairs complementing the decor and style. Decorative stained glass window to the half height landing creating a lovely focal point.

Living Room

15' 10" x 11' 11" (4.828m x 3.641m)

Offering windows to the side and front elevations, along with decorative glazed front entry door. Central heating radiator. Original built in cupboard to the side of the chimney breast. A focal point is created by the feature fireplace with cast iron inset and attractive surround.

Sitting Room

8' 6" x 10' 9" (2.594m x 3.285m)

A versatile space with windows to the rear and side elevations. Tiled flooring. Central heating radiator. Door to a external store..

Store

11' 9" x 6' 6" (3.582m x 1.993m)

Adjoining the sitting room is this store room with window and door to the rear garden. This provides the opportunity for further conversion into more living space for those wishing to do so.

First Floor Landing

The landing provides access to the bedrooms and bathroom.

Bedroom One

12' 0" x 12' 2" (3.654m x 3.702m)

The first of the double bedrooms offers windows to the front and side elevations. Central heating radiator. Decorative cast iron fireplace.

Bedroom Two

12' 0" x 12' 4" (3.648m x 3.758m)

Window to the front elevation. Central heating radiator. Decorative cast iron fireplace. Door to a staircase leading upto a loft space creating accessible storage.

Bedroom Three

8' 5" x 10' 9" (2.569m x 3.267m)

The final of the three bedrooms can again accomodate a double bed. Offering window to the side elevation. Central heating radiator. Wooden flooring.

Bathroom

8' 4" x 11' 2" (2.550m x 3.410m)

This lovely bathroom is tastefully presented and offers claw foot roll top bath, pedestal washbasin and a w.c. Windows to the rear and side elevations. Splashback tiling and feature wall showing originally bric work. Central heating radiator.

Outside

One of the selling points to this property has to be that of its gardens. Set upon this elevated position and probably enjoying one of the largest gardens within this area, the garden enjoys a great degree of privacy. With a gravelled drive leading from the street, the garden offers an abundance of mature shrubs, trees and plants. Various seating areas so you can enjoy the sun throughout the day. Expanse of lawn to the main garden area to the rear along with established pond. There are also two stores to the garden offering ample space with one being a work shop. Adjoining the property is also another store which was once an outside toilet but not creates space for garden tools etc. To the front there are established trees along with a specimen money puzzle tree creating a lovely feature. Truly words don't describe the gardens to the best of its ability and viewing truly is essential to appreciate all that is on offer.

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

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GROUND FLOOR
63.4 sq.m. (683 sq.ft.) approx.

1ST FLOOR
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA : 114.4 sq.m. (1231 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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