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



Buddleia Drive

Louth
LN11 8FX

Offers in the Region Of
£390,000

CONSTRUCTED IN 2023 - STILL RETAINS MAJORITY OF NEW BUILD WARRANTY - UPGRADED SPECS - LOVELY FAMILY HOME - Positioned within the highly desirable market town of Louth is this stunning detached property. Located on the fringes of the town centre and benefitting from excellent road links. The current owners being the first owners have upgraded the property with kitchen upgrades, lighting fittings and a stunning media wall. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, utility room and sun room all to the ground floor. To the first floor there are four good sized bedrooms, an en-suite and bathroom. Externally there are gardens, a driveway providing off road parking and also a detached garage. The property also benefits from uPVC double glazing and gas central heating.

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



Entrance Hall

Entering the property reveals a welcoming space with a modern decor which echoes throughout and reveals a radiator and a tiled floor. There is also access to under stairs storage.

WC

The WC reveals a radiator, tiled floor, WC and a basin.

Lounge

20' 5" x 11' 5" (6.22m x 3.47m)

The lounge has dual aspect windows to the front and side elevation, bay window to the side, three radiators and a carpeted floor. There is also a stunning media wall with an electric fire within.

Kitchen/Diner

20' 5" x 10' 8" (6.22m x 3.25m)

The kitchen-diner has a window to the front elevation, a radiator and a tiled floor. There is also a superb fitted kitchen with plenty of counter space, a breakfast bar, one and a half sink and drainer and a dishwasher. There is also a Neff electric double oven, gas hob and an extractor.

Utility room

5' 3" x 6' 8" (1.61m x 2.03m)

The utility room has a door to the rear elevation, a radiator, tiled floor and plumbing for a washing machine.

Sun Room

10' 0" x 12' 0" (3.04m x 3.66m)

The sun room has dual aspect windows to the side and front elevation, French doors to the front, a radiator and a tiled floor.

First Floor Landing

The first floor landing reveals access to the loft, a radiator and a carpeted floor. There is also access to the airing cupboard.

Bedroom One

Bedroom one has a window to the side elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

En-suite

5' 6" x 6' 8" (1.67m x 2.02m)

The en-suite has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a shower cubicle with a mains operated shower.

Bedroom Two

10' 6" x 10' 11" (3.19m x 3.34m)

Bedroom two has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Three

9' 8" x 7' 6" (2.94m x 2.29m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Four

7' 10" x 12' 4" (2.39m x 3.75m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 3" x 7' 4" (1.90m x 2.23m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

Garage

With an up and over and electrics.

Outside

With established shrubs and a lawn to the front split by a footpath to the front door. The rear garden is a lovely place to relax and benefits from a feature patio area ideal for alfresco dining with a further lawn and a gate to the driveway.

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 D: To confirm council tax banding for this property please view the website 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 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
66.2 sq.m. (713 sq.ft.) approx.

1ST FLOOR
56.2 sq.m. (605 sq.ft.) approx.



IMMINGHAM: 01469 564294

LOUTH: 01507 601550

TOTAL FLOOR AREA : 122.4 sq.m. (1318 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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