



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**115 High Holme Road
Louth
LN11 0HD**

**Offers in the Region Of
£275,000**

Extended to the rear and occupying a generous plot of one tenth of an acre is this superbly appointed three bedroom semi detached house. Only a short walk from Louth town centre, good schools, parks and transport links, this lovely family home briefly comprises entrance hall, lounge, sitting room, Kitchen diner, utility room, Stairs and landing, three bedrooms and family bathroom. Outside the property has well manicured rear gardens with large well large stone patio and decking with extensive lawn area all enclosed in quality timber fencing. The front offers off road parking for four cars and or caravan etc with gated entrance.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

16' 4" x 6' 10" (4.97m x 2.09m)

The front has a uPVC frosted door, grey tiling to the floor, stylish grey decor, uPVC window to the side, radiator, ceiling rose and pendant light.

Lounge

11' 11" x 12' 11" (3.64m x 3.93m)

A large reception room to the front of the house with two tone decor and feature wall with picture rail and coving, uPVC bay window with blind, wood laminate flooring, radiator, pendant light and feature wood fireplace with cast iron inset and black tiled hearth.

Sitting room

12' 11" x 11' 11" (3.94m x 3.63m)

A second large reception room has stylish decor with picture rail and coving, wood laminate flooring, uPVC French doors to the patio, ceiling rose with pendant light, radiator and feature fireplace with cast iron and tiled inset with open fire.

Dining room

7' 10" x 8' 6" (2.40m x 2.59m)

Open plan to the kitchen the dining area has tiled floor, uPVC frosted door to the side, storage cupboard, porthole window to the side, pendant light and radiator.

Kitchen

13' 11" x 9' 8" (4.23m x 2.95m)

A wood kitchen runs to both sides of the kitchen with black granite effect work tops and one and a half sink drainer over. There is space for cooker with fixed extractor over, space for dishwasher, black tiled splash backs, white decor, grey tiled floor, two uPVC windows, uPVC door to the patio, down lights and storage cupboard.

Utility room

10' 0" x 6' 4" (3.05m x 1.93m)

Coming off the kitchen the utility is a good size with work top and wood units to one side, painted walls, tiled floor, plumbing and space under work top for dryer and washing machine and space for tall fridge freezer, radiator, uPVC window and pendant light.

Stairs and landing

The stairs and landing have striped carpet, stylish grey decor coving, built in storage, uPVC window and blind, pendant light and loft access,

Bedroom One

11' 11" x 13' 0" (3.63m x 3.95m)

The master bedroom has creamy carpet, grey and white decor with picture rail and coving, built in storage, radiator, pendant light and uPVC window and blind.

Bedroom Two

12' 11" x 10' 6" (3.94m x 3.20m)

Grey and white decor to coving and picture rail, grey carpet, uPVC window and blind, radiator and pendant light.

Bedroom Three

8' 6" x 9' 5" (2.59m x 2.88m)

A smaller single bedroom has grey carpet, grey and white decor to coving, pendant light, radiator and uPVC window to the rear.

Shower room

5' 3" x 6' 9" (1.61m x 2.06m)

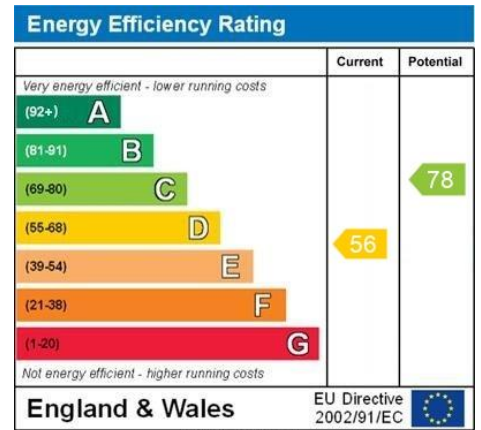
The shower room has corner shower, WC and vanity sink, grey splash back tiling, dark grey aqua boarded shower area, grey wood effect vinyl floor, white towel radiator, four down lights, extractor and frosted uPVC window to the front.

Front garden and parking

The front garden is laid to tarmac and concrete and is of low maintenance. The area provides parking for approximately four cars, there is a timber fence on all sides with farm yard style double gates to the road. There is a side gate to the back garden.

Rear garden and patio

The back garden is a great size with well laid patio to the back of the house and down to the side gate plus raised decked area for seating. Beyond that is the neat well tended lawn that goes to the bottom of the garden to the tall conifer hedge which screens the rear. There are well stocked soil borders to the sides where the boundary is constructed of tall timber fencing to all sides. There is a 12 metre square concrete sectional storage shed and outside WC.



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

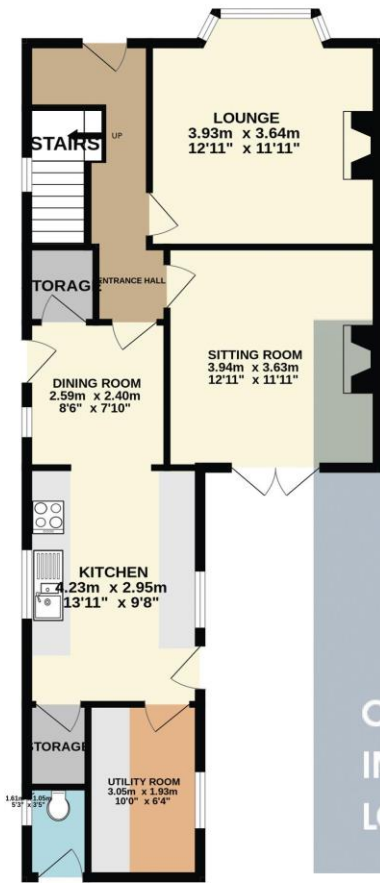




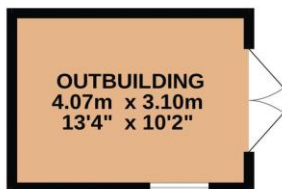
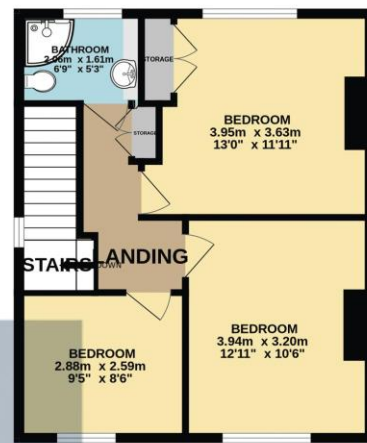
OPEN 7 DAYS A WEEK

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
79.6 sq.m. (857 sq.ft.) approx.



1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



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TOTAL FLOOR AREA : 124.1 sq.m. (1336 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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