



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



**Peregrine Way
Louth
LN11 0ZH**

**Offers in the Region Of
£160,000**

This superb modern mid link home lies in this popular modern development with easy access to Louth centre and amenities. Well presented throughout, the property is an excellent starter home for first time buyers, but could also make an excellent "turn key" investment, or simply suit purchasers looking to downsize and utilise the low maintenance living space. The property benefits from 2 off road parking spaces and good sized private rear garden. Internal living accommodation is briefly comprised of Entrance Hall, Cloakroom, superb modern fitted kitchen, Living Room, Two Bedrooms and Bathroom suite.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Composite Entrance door, radiator , stairs to first floor landing

Cloakroom

4' 7" x 2' 7" (1.4m x 0.78m)

Opaque uPVC window to front elevation, wash hand basin and low flush W/C

Fitted Kitchen

9' 2" x 5' 9" (2.8m x 1.75m)

uPVC window to front elevation . Range of modern fitted base and wall units. Integral oven, hob and extractor. 1.5 sink bowl unit. Integrated washer dryer. Open plan entrance from hallway

Living Room

12' 1" x 12' 8" (3.69m x 3.87m)

uPVC French doors to rear providing access into the rear garden. Built in storage cupboard. Radiator

Bedroom 1

7' 10" x 13' 1" (2.40m x 4.00m)

2 x uPVC windows to front elevation. Built in storage cupboard and radiator.

Bedroom 2

7' 2" x 13' 1" (2.18m x 4.00m)

uPVC window to rear , radiator

Bathroom

5' 9" x 5' 11" (1.76m x 1.80m)

Modern White suite comprising Bath, shower over , vanity wash basin, low flush w/c and heated towel rail

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

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.

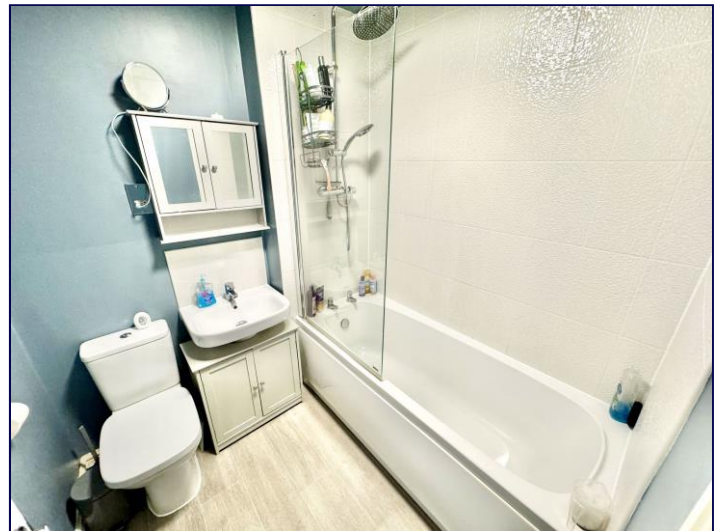
Property Management

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

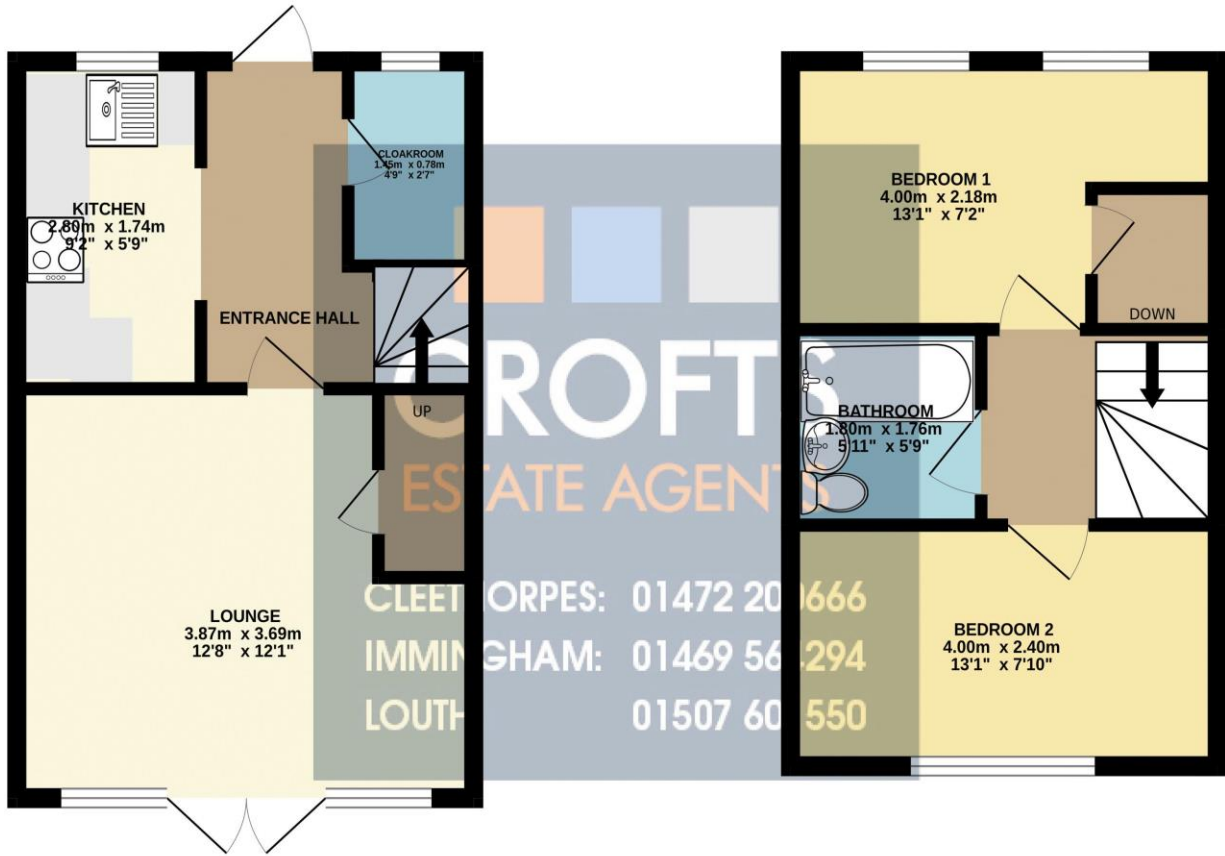
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
28.7 sq.m. (309 sq.ft.) approx.

1ST FLOOR
25.6 sq.m. (276 sq.ft.) approx.

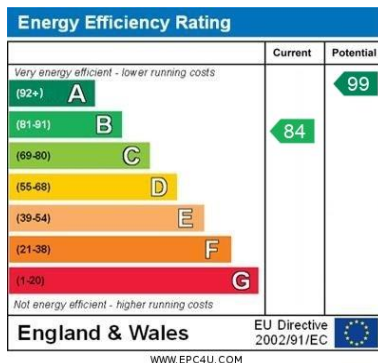


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ESTATE AGENTS

CLEETHORPE: 01472 20666
LIMINGTON: 01469 56294
LOUTH: 01507 60550

TOTAL FLOOR AREA : 54.3 sq.m. (584 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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