



# 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



**38 Eresbie Road  
Louth  
LN11 8YG**

**Offers in the Region  
Of £395,000**

This substantial four bedroom detached family residence is tucked away in a private position within this highly popular and sought after modern development, within easy access of Louth centre and amenities. An excellent family home which offers generous and flexible living accommodation, which is finished to a high standard throughout, internal viewings are an absolute must in order to fully appreciate the quality and living space on offer. The property overlooks a green and is accessed by a wide block paved driveway which approaches the attached double garage. Internal living accommodation is comprised of: Entrance hallway with Karndean flooring, stairs to first floor landing, cloakroom, snug, lounge, dining room, study, fitted breakfast kitchen and utility room. On the first floor landing there is a double built in storage cupboard, master bedroom with two double built in wardrobes and superb en suite shower room, bedroom two has a double built in cupboard and bedroom three is served by a second en suite shower room. Bedroom four is currently utilised as a dressing room and the family bathroom suite completes the generous living accommodation. The double garage has twin remote electric doors and personnel access door to rear. The rear garden is mainly lawned and has stocked borders with a patio and offers great privacy for al fresco dining or entertaining guests.

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**Entrance Hallway**

17' 5" x 7' 7" (5.3m x 2.32m)

Karndean Flooring, understairs storage cupboard, stairs to first floor, radiator

**Snug**

9' 10" x 8' 6" (2.99m x 2.6m)

Two uPVC windows to front, Karndean flooring and radiator

**Cloakroom**

5' 7" x 3' 10" (1.71m x 1.16m)

Opaque uPVC window to rear. Low flush W/C, Pedestal wash hand basin, radiator

**Lounge**

16' 0" x 11' 7" (4.87m x 3.52m)

Two uPVC windows to front, two radiators, fireplace housing gas fire, double glass panel doors to rear leading into the Dining room

**Dining Room**

11' 2" x 8' 6" (3.4m x 2.6m)

uPVC french doors leading to rear garden, radiator.

**Study/Office**

7' 11" x 7' 1" (2.42m x 2.171m)

uPVC window to rear, radiator

**Kitchen/Breakfast Room**

15' 5" x 8' 2" (4.70m x 2.5m)

Superb range of modern fitted base and eye level units, incorporating integral oven and induction hob, extractor, integrated dishwasher, integrated fridge and freezer, sink with draining board, under unit lighting. uPVC windows to rear and side elevations, radiator. Door to rear into utility room

**Utility room**

6' 4" x 5' 9" (1.939m x 1.76m)

Door to side aspect leading to garden. Stainless steel sink, plumbing for washing machine

**First floor landing**

Double built in storage cupboard, hatch to loft, radiator

**Master bedroom**

17' 3" x 12' 2" (5.25m x 3.7m)

A large principle bedroom incorporating two double built in wardrobes, radiator and three uPVC windows to front elevation. Door to side leading to En suite shower room

**En suite**

8' 3" x 5' 3" (2.51m x 1.61m)

Opaque uPVC to side elevation. Walk in corner shower cubicle, low flush W/C, vanity wash basin and heated towel rail

**Bedroom 2**

11' 2" x 8' 2" (3.4m x 2.5m)

uPVC window to rear, radiator, double built in storage cupboard

**Bedroom 3**

9' 3" x 8' 5" (2.81m x 2.56m)

uPVC window to rear, radiator, door leading to En Suite

**En suite 2**

8' 4" x 2' 11" (2.55m x 0.88m)

Opaque uPVC window to to side. Shower cubicle, low flush W/C, pedestal wash basin, radiator

**Bedroom 4**

8' 1" x 7' 10" (2.46m x 2.39m)

uPVC window to rear, radiator

**Family Bathroom**

8' 4" x 7' 1" (2.55m x 2.15m)

Opaque uPVC window to side. Panelled bath with shower over, low flush W/C, pedestal wash basin

**Double garage**

15' 9" x 16' 11" (4.8m x 5.16m)

Two remote electric roller doors, uPVC window to side and side personnel access door from side garden

**Rear Garden**

A private garden with lawn, patio and stocked borders. Ideal for entertaining or al fresco dining.



**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**

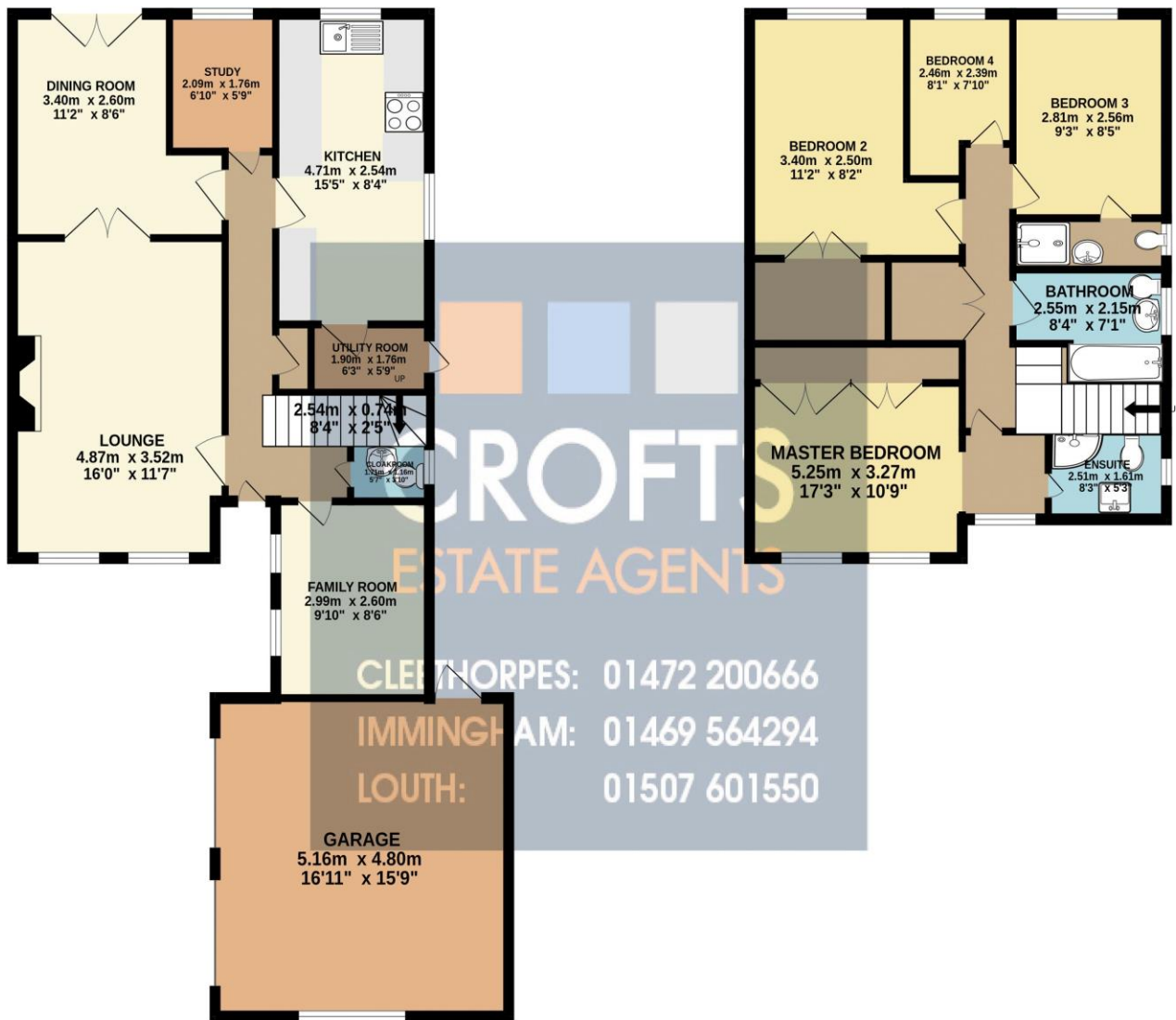
Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





**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)



**CROFTS**  
ESTATE AGENTS

CLETHORPES: 01472 200666  
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LOUTH: 01507 601550

TOTAL FLOOR AREA : 139.5 sq.m. (1502 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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