



CROFTS ESTATE AGENTS

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



Coggle Close

Louth
LN11 8GL

Offers in the Region Of
£210,000

This superb modern detached home is found on this newly completed development by Gleeson Homes, which is accessed just off Eastfield Road/Park Avenue, enjoying easy access to the bustling market town centre, well regarded schools and the Meridian leisure centre. This modern detached residence enjoys a large private plot and comes with the remaining term of the builders warranty. Internally it offers an entrance hall with cloakroom, living room, stunning dining kitchen with french doors leading to the patio and garden, landing area, family bathroom and three bedrooms. There are lawned gardens to the front and side with a long driveway providing off street parking and an attached garage. The enclosed good sized rear garden enjoys a sunny aspect. The property is Gas centrally heated and benefits from uPVC double glazing. An internal viewing is highly recommended in order to appreciate the appeal.

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 Hall

5' 11" x 3' 4" (1.8m x 1.01m)

Door to front, uPVC window to side, door to cloakroom, door leading to lounge

Cloakroom

5' 3" x 2' 10" (1.61m x 0.86m)

Opaque uPVC window to side, low flush w/c, wash basin

Lounge

14' 7" x 14' 7" (4.44m x 4.45m)

uPVC window to front, radiator, stairs to first floor landing

Kitchen dining room

10' 2" x 14' 5" (3.105m x 4.4m)

uPVC window, uPVC french doors to rear leading to a rear garden. A range of modern fitted units incorporating integral appliances

First floor landing

6' 1" x 9' 6" (1.863m x 2.89m)

Bedroom 1

12' 10" x 7' 10" (3.9m x 2.4m)

Bedroom 2

11' 1" x 8' 1" (3.39m x 2.47m)

uPVC window to rear, radiator, built in cupboard

Bedroom 3

8' 2" x 6' 0" (2.5m x 1.83m)

uPVC window to front, radiator

Bathroom

6' 1" x 6' 1" (1.86m x 1.86m)

Opaque uPVC window to rear

Attached garage

17' 6" x 9' 0" (5.337m x 2.747m)

Up and over door, light and power

Outside

Long driveway leads to attached garage. Large lawned garden to the rear

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 C: 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

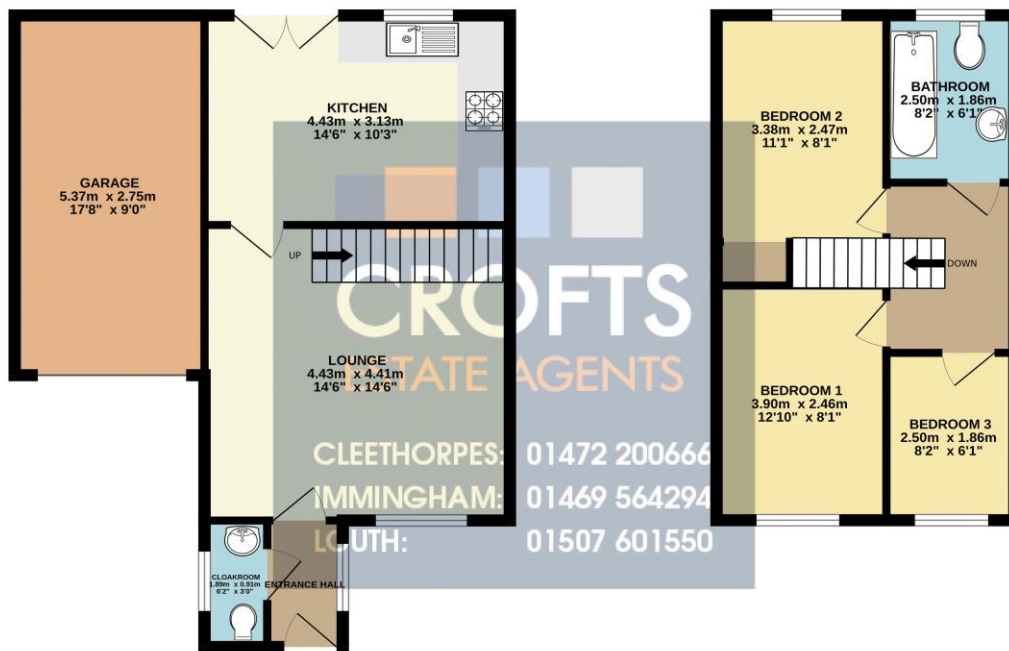
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
52.0 sq.m. (559 sq.ft.) approx.

1ST FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA: 84.6 sq.m. (910 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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