



# CROFTS ESTATE AGENTS

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



## Holmes Close

Louth  
LN11 0HB

Offers in the Region Of  
£190,000

This bay fronted semi detached residence is located in this popular position within easy access of Louth centre and an abundance of amenities. Backing onto Cordeaux school playing fields, the property is ideal for first time buyers and families and is offered for sale with NO FORWARD CHAIN. Internal viewings are considered essential in order to fully appreciate the living space on offer, which is comprised of: Entrance hallway, bay fronted lounge, sitting room/ dining room, fitted kitchen, landing area, three bedrooms and family bathroom suite. The property benefits from full uPVC double glazing and gas central heating system. Outside, there is a good sized driveway, large detached garage and private garden to the rear.

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**Entrance Hallway**

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

**Lounge**

10' 10" x 11' 4" (3.30m x 3.45m)

uPVC bay window to front, radiator, fireplace

**Dining Room**

17' 4" x 11' 3" (5.28m x 3.43m)

uPVC window to side and rear, radiator, built in storage cupboard. Fire surround housing gas fire, door to rear leads to kitchen

**Kitchen**

12' 2" x 7' 10" (3.71m x 2.39m)

uPVC window to side and rear. uPVC rear entrance door, 2 radiators, range of fitted units, plumbing for washing machine, connections for cooker, sink unit with draining board

**First Floor Landing**

uPVC window to side

**Bedroom 1**

10' 10" x 10' 3" (3.30m x 3.12m)

uPVC window to front, radiator

**Bedroom 2**

11' 5" x 11' 0" (3.48m x 3.35m)

uPVC window to rear, radiator, 2 double built in wardrobes

**Bedroom 3**

7' 3" x 6' 8" (2.21m x 2.03m)

uPVC window to front, radiator

**Bathroom**

uPVC window to rear, radiator, panelled bath, pedestal wash basin, low flush w/c

**Garage / workshop**

23' 4" x 8' 5" (7.11m x 2.57m)

Personnel side access door, up and over door to front, 2 windows to side

**Outside**

The property is approached by a long concrete driveway leading to detached garage/ workshop. Gated access leads to the rear garden which is lawned and enclosed by wood panel fencing

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

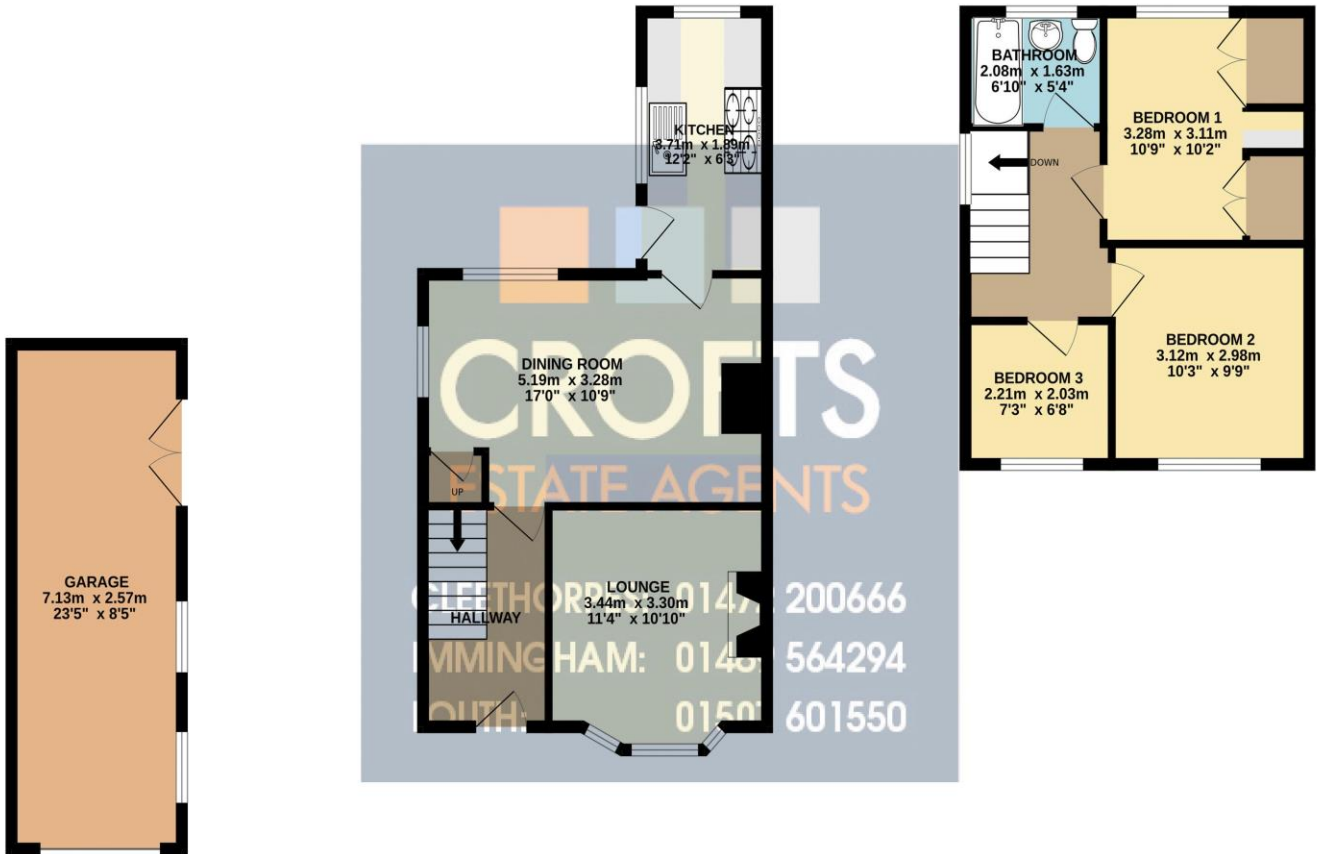
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



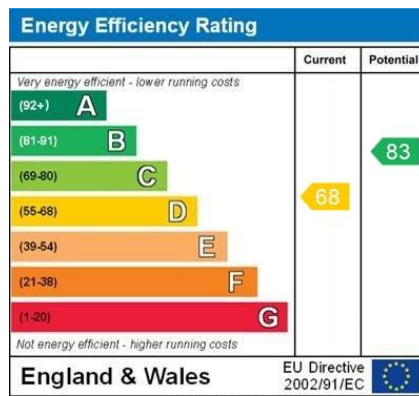
GROUND FLOOR  
57.9 sq.m. (623 sq.ft.) approx.

1ST FLOOR  
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (980 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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