



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



Brackenborough Court

Louth
LN11 0FB

£159,950

This unique detached residence lies in this private development just off Brackenborough road in central Louth. Comprising of just five properties, this private development is tucked behind the main road with shared access and off road parking to each property. The property benefits from ultra low maintenance living accommodation and grounds, having no garden to maintain, so should suit any purchasers looking for a secure bolt hole/ lock up and leave property, or equally it could be suited for first time buyers or landlords, being an easy "turn key" investment opportunity. With uPVC double glazing, gas central heating and off road parking. Internal living accommodation is comprised of: Entrance hall, Lounge, Fitted kitchen dining room, Two double 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

Email: Cleethorpes:

Email: Immingham :

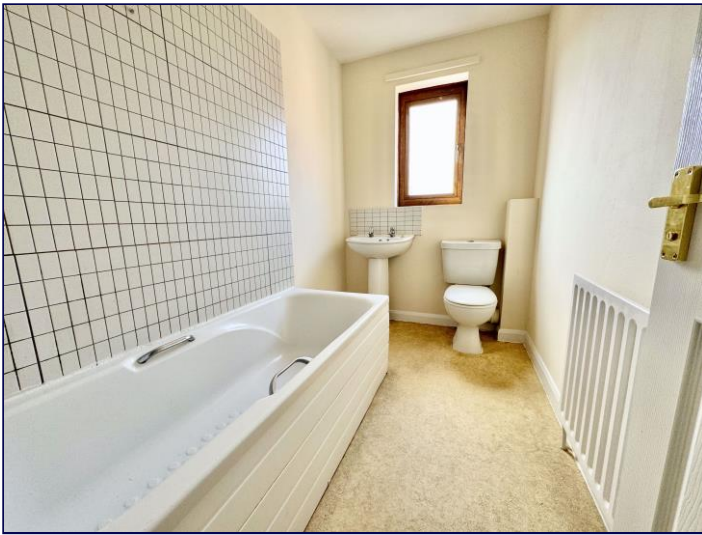
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info@croftsestateagents.co.uk

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Entrance Hall

Built in storage cupboard.

Lounge

12' 2" x 12' 4" (3.705m x 3.76m)

Dual aspect uPVC windows to front and side. radiator, stairs to first floor

Kitchen/Diner

12' 9" x 10' 7" (3.884m x 3.23m)

uPVC to side, radiator, range of fitted units, radiator

First floor landing

Bedroom 1

12' 10" x 10' 9" (3.908m x 3.289m)

uPVC window to side, radiator, built in storage cupboard

Bedroom 2

11' 10" x 7' 2" (3.61m x 2.18m)

uPVC window to front, radiator

Bathroom

8' 7" x 5' 2" (2.61m x 1.57m)

uPVC window to front, bath with shower over, low flush W/C, wash basin

Outside

No garden, shared access from Brackenborough Road, off road parking space

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

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

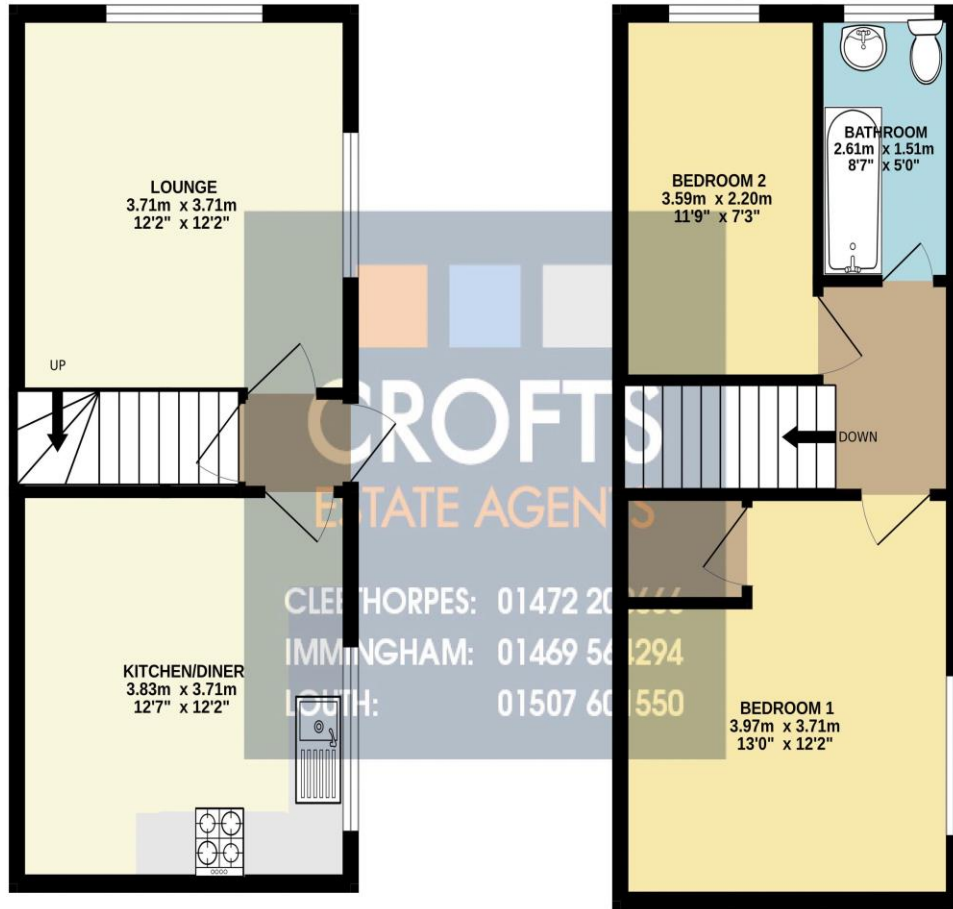
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
31.6 sq.m. (340 sq.ft.) approx.

1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 63.8 sq.m. (686 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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