



CROFTS ESTATE AGENTS

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



**16 Staines Way
Louth
LN11 0DF**

**Offers in the Region
Of £225,000**

Tucked away in this quiet cul de sac with good links to Louth centre and amenities, is this spacious and well maintained linked detached bungalow. Offered for sale with NO FORWARD CHAIN, the property is attached to the neighbouring property via its attached single garage which has remote controlled door to front. The bungalow is ideal for retirement and internal viewings are highly recommended in order to appreciate the appeal. With the benefit of uPVC double glazing and gas central heating, the property is briefly comprised of Entrance hallway, dual aspect lounge, stunning modern fitted kitchen dining room, 28ft wide conservatory, shower room suite and two bedrooms. The property is approached by a long block paved driveway with large lawn and shrub borders to the front. The rear and side gardens are lawned, with 2 wooden storage sheds, patio and pathway leading to the rear of the attached garage.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

uPVC door to front opens into entrance hall, with open plan walkway into kitchen

Lounge

17' 11" x 10' 5" (5.46m x 3.17m)

Superb dual aspect lounge with uPVC window to front and rear, radiator

Fitted Kitchen dining room

17' 11" x 8' 4" (5.47m x 2.54m)

Accessed via open entrance from hallway. A stunning open plan fitted kitchen dining room comprising extensive range of units incorporating integral appliances. uPVC window and door to rear leads to conservatory

Conservatory

6' 8" x 28' 6" (2.024m x 8.685m)

Fantastic size over looking and providing access into garden. uPVC side door and sliding uPVC doors to garden

Bedroom 1

14' 5" x 10' 8" (4.4m x 3.24m)

uPVC window to rear, range of fitted wardrobes and matching chest of drawers

Bedroom 2

12' 9" x 7' 3" (3.886m x 2.22m)

uPVC window to front, radiator

Shower Room

6' 8" x 5' 3" (2.033m x 1.61m)

uPVC window to side. Large walk in shower, wash basin and low flush w/c, heated towel rail

Attached garage

16' 7" x 8' 0" (5.06m x 2.43m)

Remote controlled electric garage door, upvc window and rear entrance door leading to garden. Full light and power

Outside

The property is found at the end of the cul de sac on Staines way, with a large block paved driveway leading to attached garage. Lawned area to front and side access leads to further lawned area with wood panel storage shed. Lawned garden to rear of property leads to concrete pathway providing access into conservatory and rear entrance to garage

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



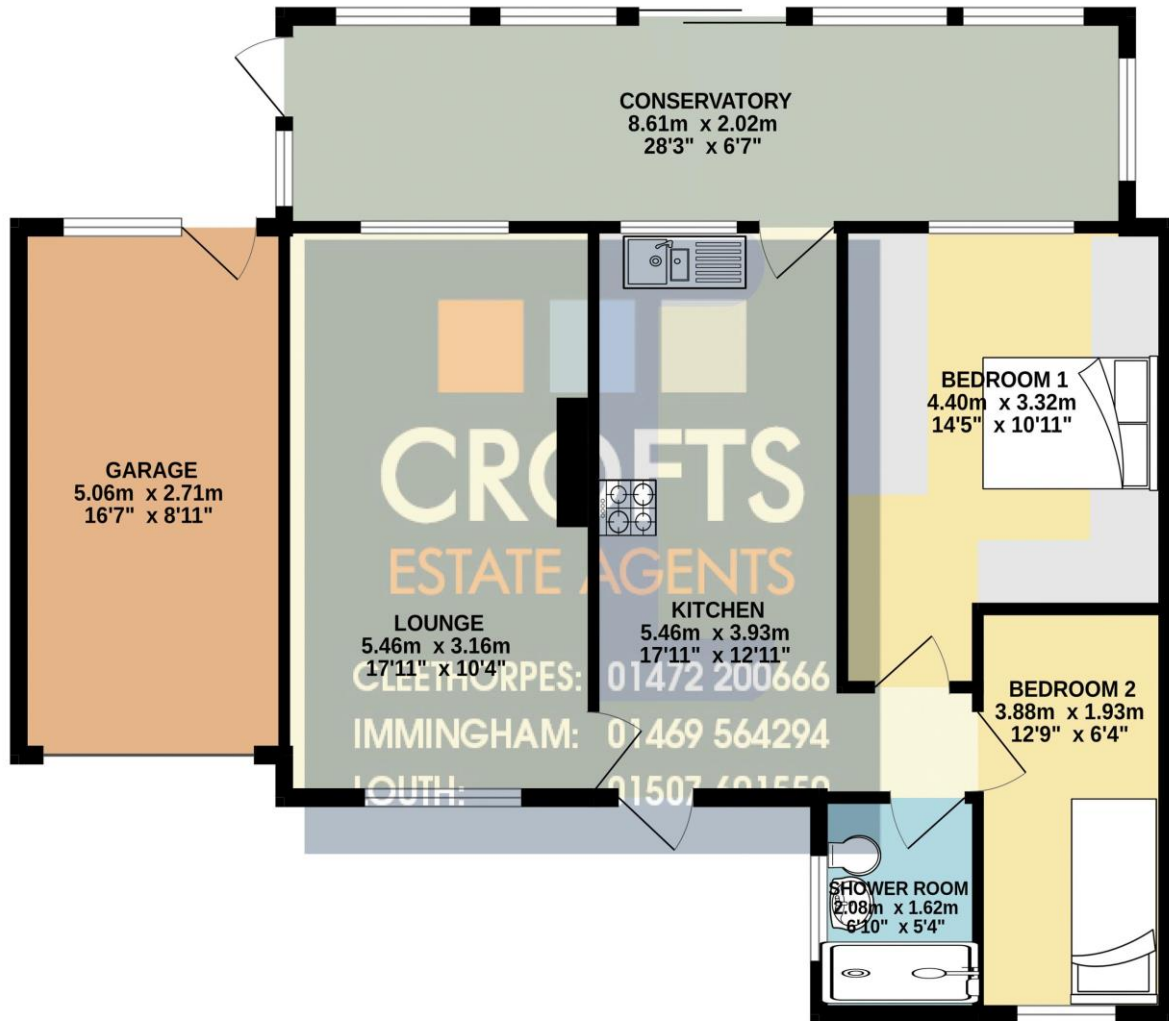




OPEN 7 DAYS A WEEK

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)

GROUND FLOOR
87.4 sq.m. (941 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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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