



# CROFTS ESTATE AGENTS

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



**26 Elm Drive  
Louth  
LN11 0DQ**

**Offers in the Region Of  
£289,995**

This superb 4 bedroom detached family home has been vastly upgraded and improved to a high standard by the present owners over the last 18 months, resulting in a beautifully maintained property which must be viewed in order to be fully appreciated. Standing in a good sized plot, the property is approached by a good sized paved driveway and benefits from private well maintained gardens to the rear. Internal viewings of this flexible home are highly recommended and will reveal living accommodation comprising of: Entrance hallway with stairs leading to the first floor, open plan lounge dining room, large conservatory, fitted kitchen, cloakroom and utility room with door leading to the integral garage. Upstairs, there are 3 double bedrooms and 1 single bedroom, with family bathroom and separate shower room found off the landing. Outside, the back garden is ideal for entertaining and is private and not overlooked, with well stocked, established borders, with decking and pergola as well as a wood panel storage shed.

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**Entrance Hallway**

uPVC entrance door with side panels , wooden flooring and radiator. Stairs to first floor. Door to side leads to lounge, door to rear leads to kitchen

**Lounge dining room**

24' 6" x 12' 5" (7.46m x 3.78m)

uPVC window to front, 3 upvc windows to side, doors to rear lead to conservatory. Serving hatch to side from kitchen. Fireplace housing gas fire. A superb open plan living dining space

**Conservatory**

11' 2" x 10' 4" (3.40m x 3.15m)

A Large P shaped room overlooking the private rear garden, tiled floor and electric storage heater

**Kitchen**

12' 1" x 9' 7" (3.68m x 2.92m)

uPVC window to rear, range of fitted units, space for range oven and large American style refrigerator . Door to side leads into Utility room

**Utility room**

10' 8" x 16' 4" (3.25m x 4.97m)

uPVC window to rear, fitted units and space for washer dryer. Door to side leads to outside. Door to front leads to integral garage. Door leads to cloakroom

**Cloakroom**

7' 3" x 3' 0" (2.21m x 0.91m)

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

**First floor landing**

Built in storage cupboard, uPVC window to rear.

**Bedroom 1**

13' 8" x 10' 0" (4.16m x 3.05m)

uPVC window to front, range of built in fitted wardrobes, radiator

**Bedroom 2**

12' 1" x 10' 10" (3.68m x 3.3m)

uPVC window to rear, radiator

**Bedroom 3**

13' 8" x 12' 0" (4.16m x 3.65m)

uPVC window to front , radiator

**Bedroom 4**

8' 6" x 7' 6" (2.59m x 2.28m)

uPVC window to front, radiator and built in storage cupboard

**Bathroom**

5' 5" x 6' 9" (1.65m x 2.06m)

uPVC window to rear, low flush w/c , pedestal wash basin with cupboard, panelled bath, half tiled walls

**Shower room**

5' 5" x 3' 2" (1.65m x 0.96m)

uPVC window to side, walk in shower cubicle

**Integral Garage**

Garage door to front, light, power, boiler. Door to rear accessed from utility room

**Outside**

The front of the property is approached by a long block paved driveway with gravel bed, providing ample off road parking and space for a motor home or caravan . Established shrub borders. Gated access to side leads to the rear garden. Rear garden is private and not overlooked enclosed by fenced boundaries. Block paved patio, with decked area and pergola creating an ideal entertaining space. There is a wood panel storage shed and decorative water feature with raised beds and beautiful shrub and plant borders.

**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 C: 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)



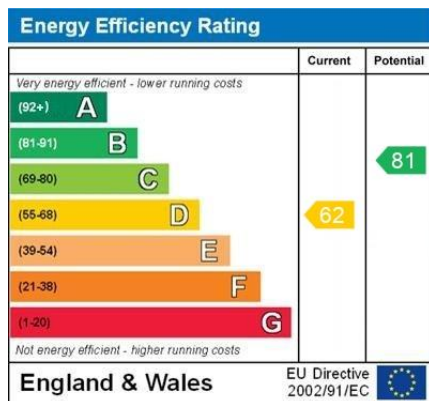
GROUND FLOOR  
87.9 sq.m. (946 sq.ft.) approx.

1ST FLOOR  
59.7 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 147.6 sq.m. (1588 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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