



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**Orchard Close
Louth
LN11 0BS**

£220,000

This spacious detached bungalow lies in this central cul de sac location, found just off Keddington road, with close proximity to an abundance of amenities. Offered for sale with NO FORWARD CHAIN, the property offers generous and flexible living accommodation throughout, with internal viewing coming highly recommended in order to fully appreciate the space on offer, which is comprised of: entrance hallway, lounge with fireplace and dual aspect windows, dining room, fitted kitchen, conservatory, shower room suite and three double bedrooms. The property benefits from full uPVC double glazing and gas central heating system. Outside, the property is approached by a good sized driveway and lawn to the front. To the rear, the garden is mainly lawned with established shrub and plant borders, patio area with wooden summerhouse.

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 :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC door and side panel to front, uPVC window to side, built in storage cupboard and radiator

Lounge

18' 6" x 11' 0" (5.63m x 3.36m)

Dual aspect room with uPVC window to front and side, radiator, gas fireplace. Open plan archway to side leading to the dining room

Dining room

7' 7" x 11' 6" (2.31m x 3.493m)

uPVC window to front, stained glass feature window to side. Door to side opens into Kitchen

Kitchen

8' 5" x 11' 3" (2.558m x 3.421m)

uPVC window to side, uPVC door to outside. Range of fitted units incorporating sink unit and cooker point

Bedroom 1

16' 11" x 8' 2" (5.146m x 2.48m)

uPVC window to side, radiator

Bedroom 2

10' 0" x 9' 11" (3.05m x 3.03m)

uPVC window to rear, 1 radiator, built in wardrobe

Bedroom

10' 0" x 9' 6" (3.04m x 2.904m)

uPVC window to rear, radiator, built in wardrobe. Upvc french doors to rear lead to conservatory

Conservatory

9' 6" x 9' 10" (2.907m x 2.986m)

uPVC door to side leading to rear garden

Showe room

6' 0" x 6' 11" (1.819m x 2.105m)

uPVC window to rear, walk in shower cubicle, low flush w/c , pedestal wash basin and radiator

Outside

Long concrete driveway and lawn garden to front. Rear garden is lawn, patio, established shrub and plant borders, wooden summerhouse, enclosed to all sides by wood panel fencing

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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



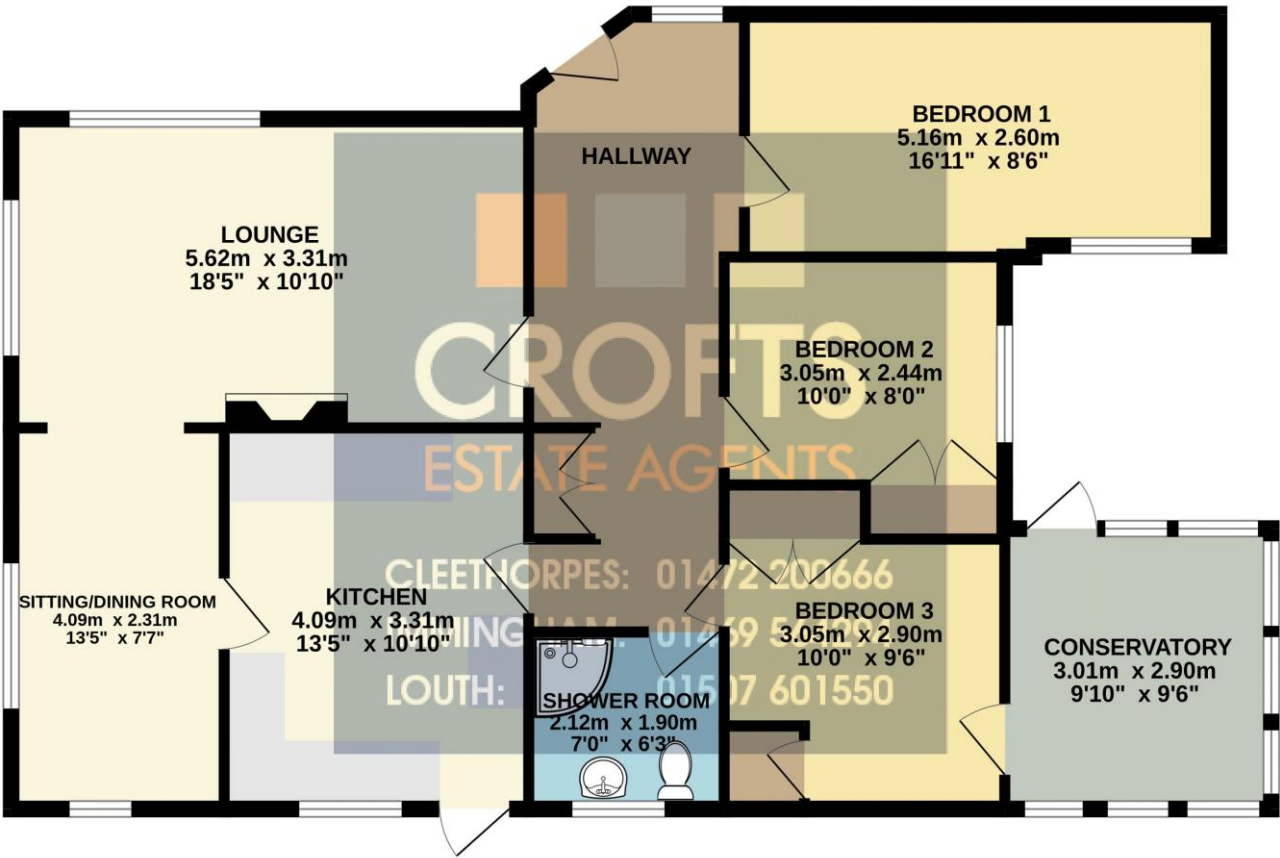




OPEN 7 DAYS A WEEK

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)

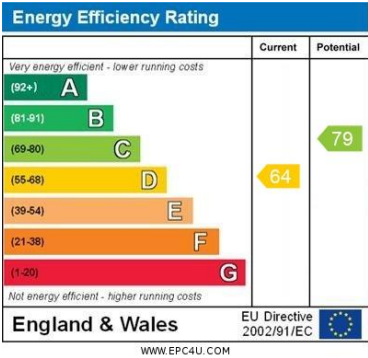
GROUND FLOOR
99.4 sq.m. (1070 sq.ft.) approx.



TOTAL FLOOR AREA : 99.4 sq.m. (1070 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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