



# CROFTS ESTATE AGENTS

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



**Canal Close**

**Louth  
LN11 0FH**

**£155,000**

This stunning MODERN two bedroom END LINK, lies in this popular development within easy access of Louth town centre and its abundance of amenities. Well presented throughout, the property has a PRIVATE REAR GARDEN and benefits from TWO ALLOCATED PARKING BAYS to the rear. Ideal for first time buyers, retirement or buy to let investment, this spacious property is comprised of : Entrance hallway, lounge, fitted kitchen dining room , two bedrooms and modern shower room suite. Outside there is a nice sized private and low maintenance rear garden ideal for entertaining and al fresco dining . There is a side access gate leading to the 2 parking bays to the rear

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#### Entrance Hall

Door to front opens into hallway

#### Lounge

14' 0" x 10' 1" (4.27m x 3.068m)

uPVC window to front, built in under stairs storage cupboard, radiator

#### Cloakroom

5' 7" x 3' 1" (1.703m x 0.93m)

uPVC window to front, low flush w/c , wash basin

#### Kitchen/Diner

7' 11" x 13' 4" (2.403m x 4.066m)

uPVC french doors to rear leading to outside. Range of modern fitted units incorporating breakfast bar. Integral oven, sink unit with draining board

#### First Floor Landing

##### Bedroom 1

12' 4" x 13' 4" (3.76m x 4.076m)

2 x uPVC windows to front, built in storage cupboard

##### Bedroom 2

9' 9" x 6' 10" (2.96m x 2.073m)

uPVC window to rear

#### Shower room

6' 3" x 6' 3" (1.915m x 1.902m)

Opaque uPVC window to rear, pedestal wash basin, low flush w/c

#### Outside

Low maintenance private rear garden enclosed by brick walled boundaries to all sides with wooden side gate leading to 2 allocated parking bays immediately behind the property.

**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 A: 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.

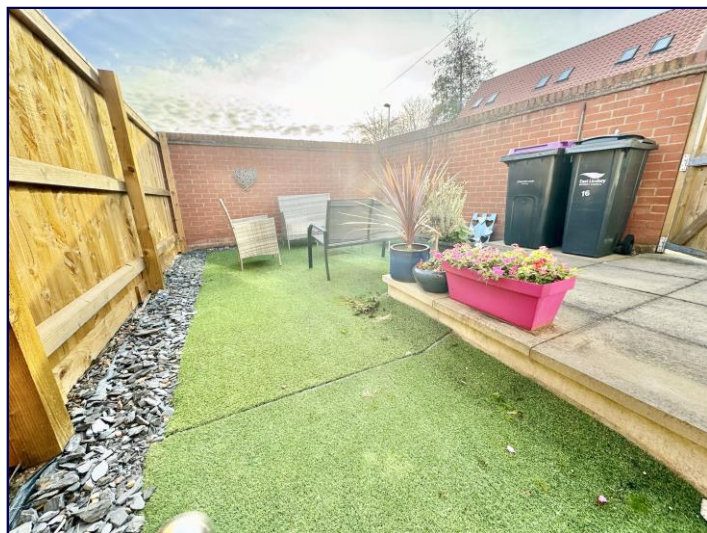
**Property Management**

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

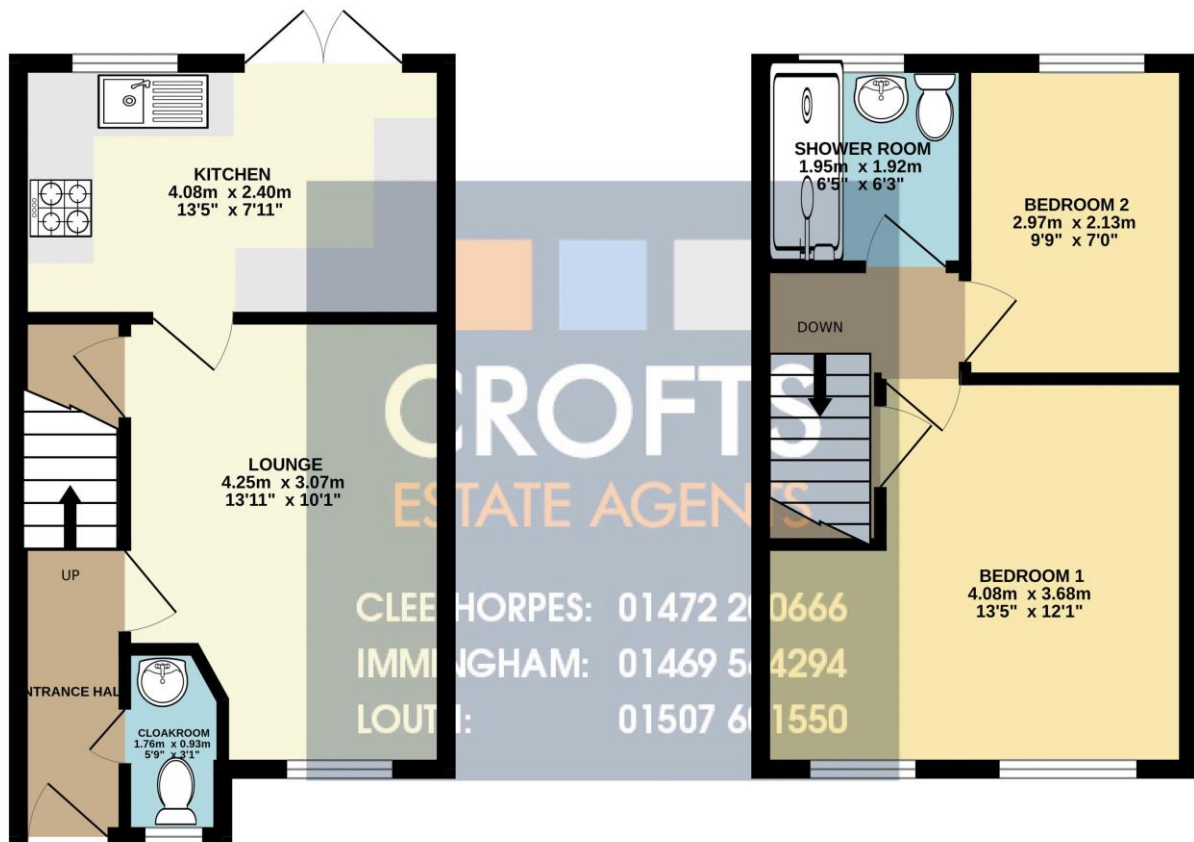
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GROUND FLOOR  
28.4 sq.m. (305 sq.ft.) approx.

1ST FLOOR  
27.1 sq.m. (292 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (598 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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