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



**7 La Ferte Bernard
Close
Louth
LN11 0ZN**

**Offers in the Region Of
£199,950**

This superb modern semi detached home lies in the convenient position close to the centre of Louth and an abundance of amenities. Having the benefit of off road parking to the front , the property has undergone some improvements by the current owner , resulting in an excellent opportunity for first time buyers or families. Internal viewings are strongly recommended in order to fully appreciate the contemporary living accommodation on offer, which is comprised briefly of: Entrance hallway with stairs to the first floor, 28ft open plan lounge/ fitted kitchen dining room, cloakroom , three large bedrooms and family bathroom suite. Outside, is a driveway and private and low maintenance rear garden ideal for entertaining guests or al fresco dining.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

9' 9" x 4' 6" (2.974m x 1.36m)

Composite entrance door to front opens into hallway, uPVC window to side, radiator

Open plan lounge kitchen dining room

28' 8" x 12' 8" (8.73m x 3.85m)

A contemporary open plan living / dining / kitchen space with modern flooring throughout. uPVC window to front and rear, radiator, under stairs cupboard, composite rear entrance door leading to rear garden. Range of fitted units incorporating integral oven, gas hob and extractor, plumbing for washing machine and stainless steel sink unit with draining board and mixer tap. Door to side opens into cloakroom

Cloakroom

5' 3" x 3' 3" (1.608m x 0.985m)

Close coupled w/c, pedestal wash basin, radiator

First Floor Landing

uPVC window to side, loft hatch

Bedroom 1

15' 5" x 8' 8" (4.71m x 2.649m)

uPVC window to front, radiator

Bedroom 2

12' 10" x 8' 8" (3.91m x 2.64m)

uPVC window to rear, radiator

Bedroom 3

9' 9" x 6' 10" (2.976m x 2.089m)

uPVC window to front, radiator

Bathroom

5' 7" x 6' 9" (1.71m x 2.061m)

Opaque uPVC window to rear, panelled bath with shower over, pedestal wash basin, close coupled w/c and radiator

Outside

The front of the property is approached by a good sized paved driveway providing off road parking. There is gated access to the rear leading to the private garden which is comprised of a large patio area, lawn and storage shed

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

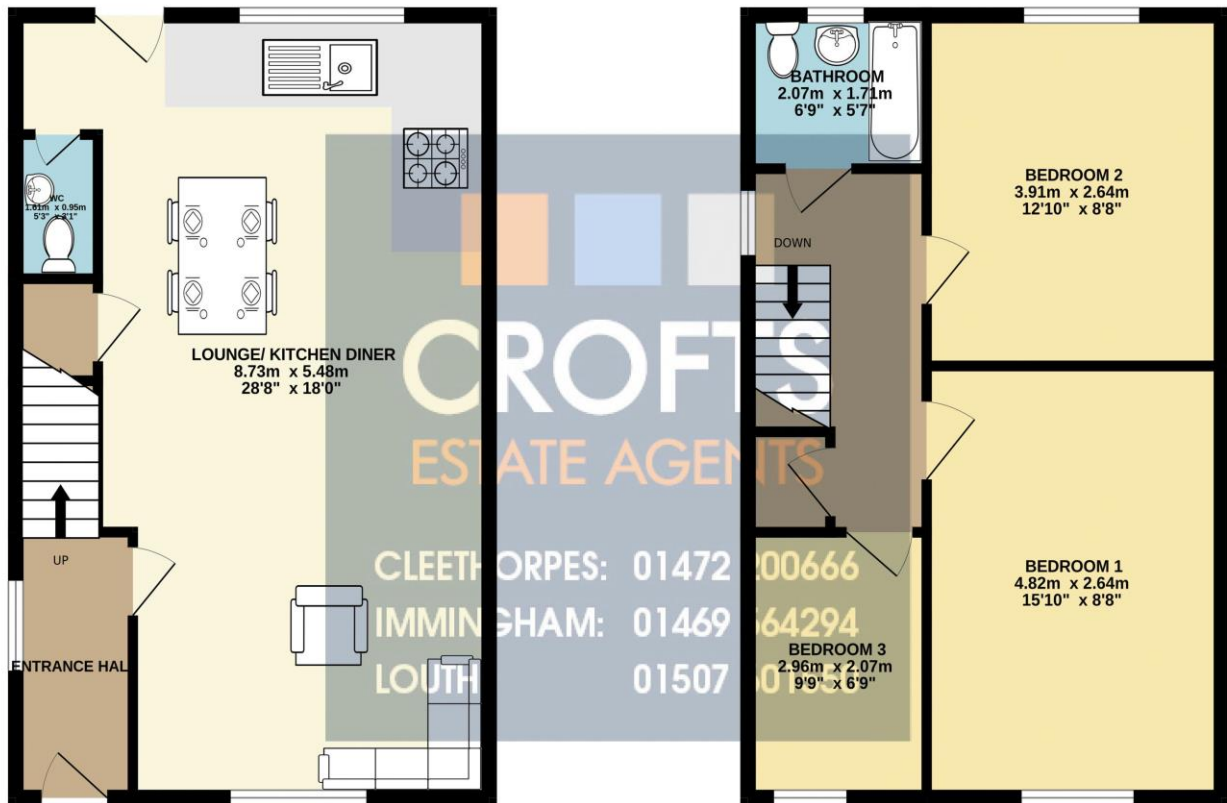
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



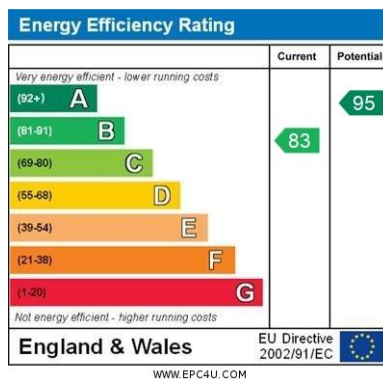
GROUND FLOOR
47.8 sq.m. (515 sq.ft.) approx.

1ST FLOOR
47.8 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA : 95.6 sq.m. (1029 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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