



CROFTS ESTATE AGENTS

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



45 Broadbank
Louth
LN11 0EW

£299,950

This substantial three storey Victorian townhouse is located within easy access of the centre of Louth and its many amenities. Retaining great character and period appeal, this spacious and versatile family home offers flexible living accommodation throughout and has the benefit of toilet facilities on all three levels, meaning the property can be used as a four bedroom property with two reception rooms or alternatively a three bedroom property with three reception rooms, depending on the requirements of the purchaser. Internal viewings are considered essential in order to appreciate the well maintained and generous living space on offer which is comprised of: Entrance hall, lounge, dining room, cloakroom, fitted kitchen, lower level entrance porch, sitting room/ bedroom 4, cloakroom, hallway, second floor split level landing, three double bedrooms, cloakroom, bathroom suite and laundry room. Outside is a low

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Entrance Hall

Solid entrance door to front opens into large entrance hall with stairs to first floor landing, radiator, understairs storage cupboard. Door to side leads to stairs leading down to lower level living accommodation. Tiled flooring, coving to ceiling

Cloakroom

Close coupled w/c , pedestal wash basin , opaque window to side

Lounge

17' 3" x 15' 11" (5.26m x 4.84m)

Walk in sash bay window to front elevation. Bespoke fire surround housing living flame gas fire. Open plan archway leads to dining room

Dining Room

Upvc double glazed french doors with integral blinds to rear leading to rear patio area. Decorative open fireplace with marble fire surround, built in alcove shelving and cupboards, radiator

Fitted kitchen

15' 2" x 10' 2" (4.63m x 3.1m)

Window to side elevation, door to rear leads to garden. Extensive range of fitted base and eye level units, equipped with granite work

tops, integral electric oven, hob and extractor hood over, stainless steel sink and mixer tap, space for dishwasher, fridge freezer and radiator

Lower ground floor

Timber entrance door to front accessed from outside via steps leading down from the entrance gate. Door to side leads into store room, housing consumer unit and electric meter. Further door leads to the sitting room/ office

Sitting

room

Walk in sash bay window to front , exposed brick chimney breast housing multi fuel stove, radiator, book shelves in both chimney breast recess. Separate cloakroom housing hand basin and clous coupled w/c

Rear lobby

Stairs to ground floor living accommodation, tiled floor, radiator, built in storage cupboard and further cupboard which houses freezer and power point

Second floor landing

Split level staircase accessed from ground floor hallway leads to landing area with ornate roof light, radiator, built in cupboard, hatch to roof space, built in airing cupboard housing boiler, hot water cylinder and shelving. Access to cloakroom with radiator, close coupled w/c

Bedroom 1

15' 9" x 11' 9" (4.81m x 3.58m)

Large sash window to rear, radiator, built in wardrobe, original feature fireplace

Bedroom 2

14' 8" x 14' 2" (4.48m x 4.32m)

Large sash window to front, radiator, original feature fireplace,

Bedroom 3

12' 0" x 8' 5" (3.66m x 2.56m)

Sash window to front, radiator

Bathroom

10' 1" x 8' 8" (3.08m x 2.65m)

Sash window to side, roll top bath with telephone shower tap, twin wash basins, radiator, sash window and door to rear leading to laundry room

Laundry room

10' 2" x 6' 6" (3.1m x 1.97m)

Sash window to side, plumbing for washing machine and vent for tumble dryer

Outside

The rear garden is private and low maintenance, ideal for al fresco dining and entertaining guests. Comprising paved patio, gravelled bed area and timber storage shed, enclosed by brick walled boundaries



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.

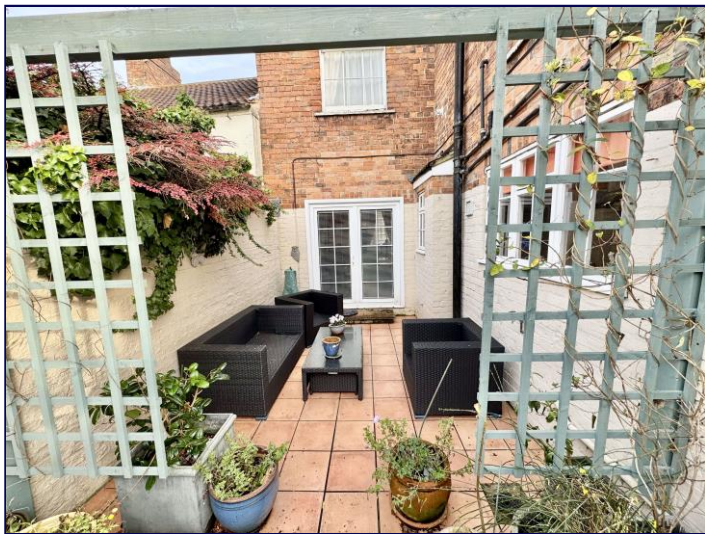
Viewings

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





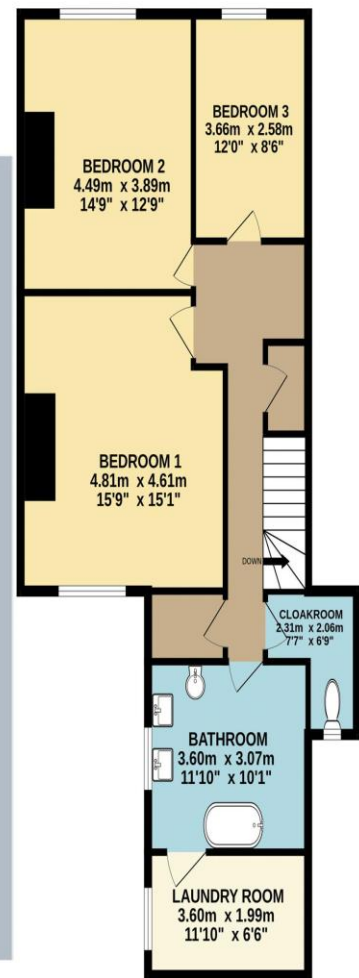
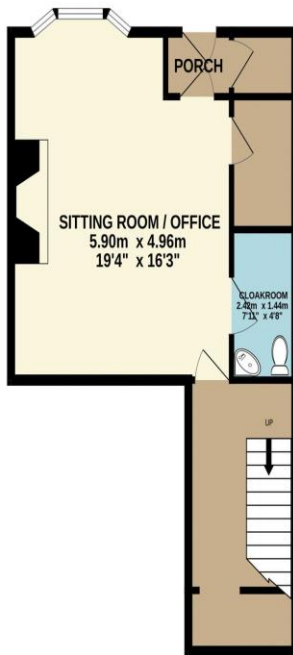
OPEN 7 DAYS A WEEK

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)

BASEMENT
45.3 sq.m. (488 sq.ft.) approx.

GROUND FLOOR
84.0 sq.m. (904 sq.ft.) approx.

1ST FLOOR
82.7 sq.m. (890 sq.ft.) approx.



TOTAL FLOOR AREA : 212.0 sq.m. (2282 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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