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



**6 Bradley Close
Louth
LN11 8YL**

**Offers in the Region
Of £225,000**

This superb semi detached home is tucked away in a private position within this ever popular modern development located just off Legbourne road. The property is well placed for the centre of Louth and its many amenities and in our opinion is an excellent opportunity for first time buyers or families, with well presented living accommodation on offer throughout, comprising of: Entrance hallway, cloakroom, lounge, open plan modern fitted kitchen dining room, main bedroom with en suite shower room, two further bedrooms and family bathroom suite. Outside there is parking for several cars with a driveway leading to singel garage and a good sized private garden to the rear ideal for families. The property also benefits from full uPVC double glazing and gas central heating system. Internal viewings are highly recommended in order to fully appreciate the living space on offer.

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Entrance Hallway

10' 0" x 4' 9" (3.049m x 1.451m)

Door to front opens into hallway stairs to first floor landing, radiator

Cloakroom

5' 11" x 2' 3" (1.805m x 0.69m)

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

Lounge

14' 7" x 8' 2" (4.436m x 2.491m)

Width measurement includes uPVC bay window to front, radiator

Kitchen dining room

11' 4" x 14' 6" (3.442m x 4.43m)

A superb open plan modern kitchen dining room, with uPVC french doors to rear leading to outside. uPVC window to rear. A range of modern fitted base and wall units incorporating integral oven, microwave, induction hob with overhead extractor, resin sink unit with draining board and mixer tap, integrated fridge and freezer, tiled splashbacks

First floor landing

Built in storage cupboard housing combi boiler

Bedroom 1

10' 4" x 11' 10" (3.150m x 3.603m)

uPVC window to front, radiator. Built in fitted wardrobes. Door to side leads to en suite shower room

Bedroom 2

8' 8" x 7' 9" (2.638m x 2.358m)

uPVC window to rear, radiator

Bedroom 3

8' 8" x 6' 3" (2.63m x 1.895m)

uPVC window to rear, radiator

Family Bathroom

5' 9" x 6' 4" (1.76m x 1.92m)

uPVC window to side, panelled bath with shower over, low flush w/c, pedestal wash basin. Part tiled walls

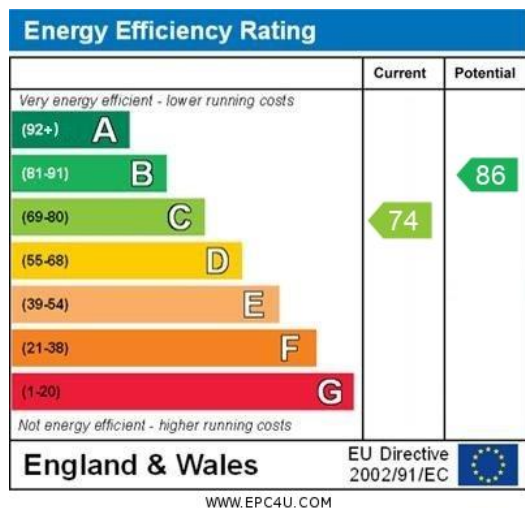
Garage

17' 2" x 8' 10" (5.228m x 2.694m)

Approached by a driveway with up and over door, light and power. Personnel side access door

Outside

The front of the property is approached by a shared access with neighbouring properties leading to driveway, garage and front garden which is lawn and shrubs. Gated access to the side of the property leads to a nice sized private rear garden which is comprised of patio, lawned garden and a second patio, enclosed to all sides by wood panel fencing



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
46.5 sq.m. (501 sq.ft.) approx.

1ST FLOOR
31.5 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA : 78.1 sq.m. (841 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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