



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Barley Road

Louth  
LN11 8GS

Offers in the Region Of  
£294,995

This superb modern 4 bed detached home offers an expansive open-plan kitchen/dining area, an equally large living room, four bedrooms and two bathrooms or shower rooms on the first floor. Enter through the hallway, and you'll find a downstairs cloakroom, staircase and store cupboard to right. To the left is the bright and roomy living area, with plenty of space to entertain or unwind with the family. At the rear of the ground floor is the open-plan kitchen and dining area, the buzzing heart of the house, with glazed double doors leading out to the garden. This creates seamlessness between interior and exterior spaces, filling the house with fresh air and meaning al fresco summer dining couldn't be easier. On the first floor, four good-sized bedrooms are set around a central landing space. The main bedroom has access to its own ensuite shower room and there's also a sparkling new family bathroom with a bathtub made for relaxation. There is a

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### Entrance Hallway

Stairs to first floor landing

### Cloakroom

uPVC window to front, toilet, wash basin

### Lounge

15' 10" x 11' 1" (4.83m x 3.39m)

uPVC window to front, radiator

### Kitchen living dining room

14' 4" x 19' 10" (4.37m x 6.04m)

uPVC french doors to rear, uPVC window to rear, range of modern fitted units with integral oven and sink unit

### Bedroom 1

13' 0" x 11' 4" (3.95m x 3.46m)

Built in

### En suite shower room

shower, toilet and wash basin

### Bedroom 2

10' 6" x 8' 5" (3.2m x 2.57m)

uPVC window to rear, radiator

### Bedroom 3

11' 1" x 7' 3" (3.39m x 2.20m)

uPVC window to rear, radiator

### Bedroom 4

10' 2" x 6' 11" (3.10m x 2.10m)

uPVC window to rear, radiator

### First Floor Landing

built in storage cupboard

### Outside

Driveway for 2 cars leading to detached garage. Low maintenance garden to the rear

### 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](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

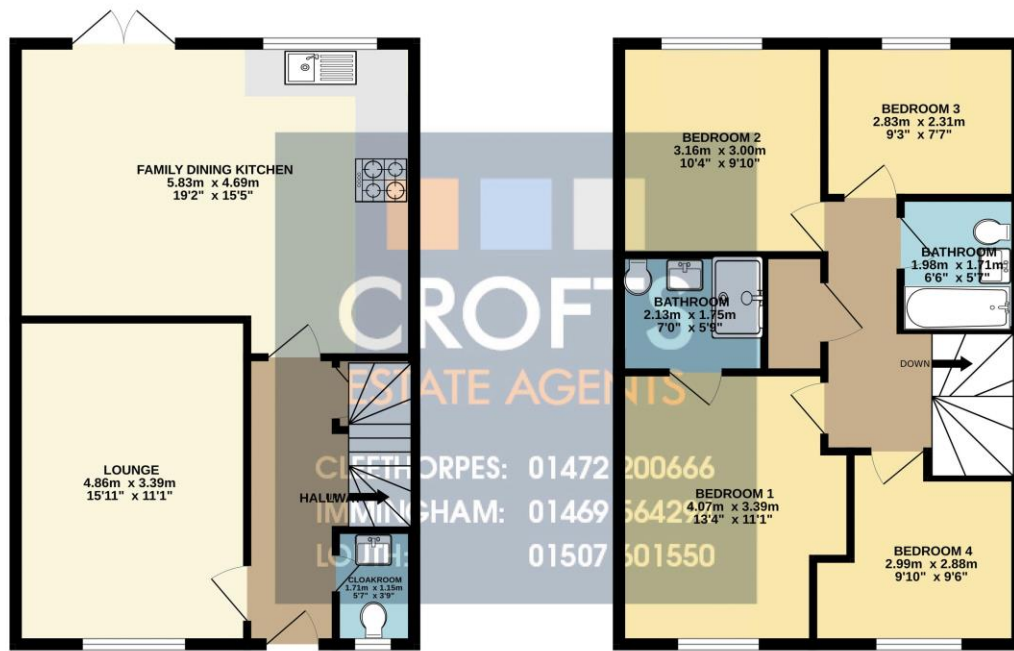
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
52.4 sq.m. (564 sq.ft.) approx.

1ST FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



TOTAL FLOOR AREA: 104.8 sq.m. (1128 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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