



CROFTS ESTATE AGENTS

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



Albany Place

Louth
LN11 8EY

£225,000

Tucked away in this quiet cul de sac location within this highly popular and sought after position within Louth, is this highly deceptive and spacious FOUR BEDROOM detached bungalow. Approached by a long driveway and integral garage, the property does require a scheme of cosmetic updating in order for the property to realise its full potential. Having the benefit of full uPVC double glazing and gas central heating system, the property offers flexible living accommodation throughout which offers fantastic potential for any purchaser. Living accommodation is comprised of: Entrance hallway, Lounge, dining room, fitted kitchen dining room, wet room and four bedrooms. Outside, the property is approached by a long driveway with lawn area. To the rear is a large patio area which leads to a further garden area which is overgrown and needs attention, with potential for outdoor entertaining space.

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Entrance Hall

Upvc door to side leads into hallway, radiator, hatch to loft.

Lounge

19' 1" x 11' 3" (5.824m x 3.429m)

uPVC window to front, 2 uPVC windows to side, radiator and gas fire. Double doors to side opens into dining room.

Dining Room

10' 2" x 8' 6" (3.104m x 2.59m)

uPVC window to front, radiator, serving hatch.

Kitchen dining room

9' 10" x 18' 3" (2.987m x 5.568m)

uPVC door to rear, leading to rear garden. uPVC window to rear, range of fitted units incorporating stainless steel sink with draining board, integral oven, hob and extractor. Radiator. Door to front leads to lobby leading to cloakroom and integral garage.

Cloakroom

4' 7" x 2' 7" (1.407m x 0.79m)

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

Integral Garage

18' 1" x 9' 0" (5.52m x 2.74m)

"Up and Over" door to front, window to side.

Inner hallway

13' 11" x 2' 6" (4.23m x 0.758m)

Coming off the main hallway, this leads to all bedrooms.

Wet room

7' 3" x 7' 10" (2.2m x 2.383m)

uPVC window to side, close coupled w/c, radiator, shower.

Bedroom 1

14' 1" x 9' 5" (4.29m x 2.878m)

uPVC window to rear, radiator.

Bedroom 2

9' 0" x 11' 1" (2.74m x 3.381m)

uPVC window to rear, radiator.

Bedroom 3

8' 11" x 7' 5" (2.716m x 2.248m)

uPVC window to side, radiator, built in storage cupboard.

Bedroom 4

8' 11" x 9' 1" (2.72m x 2.76m)

uPVC window to side, radiator.

Front garden

The front is approached by a long driveway, leading to a detached garage, with shrub borders, side access leads to the rear garden, which comprises of a large patio. The rear garden is mature and overgrown and is in need.

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 C: 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
122.2 sq.m. (1315 sq.ft.) approx.



TOTAL FLOOR AREA : 122.2 sq.m. (1315 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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