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



Eresbie Road

**Louth
LN11 8YG**

**Offers in the Region Of
£219,950**

This modern semi detached home lies in this ever popular development in Louth found just off Legbourne Road. Offered for sale with NO FORWARD CHAIN, the property is an ideal proposition for first time buyers or young families and is tucked away in a quiet cul de sac position. Well presented and spacious throughout, internal viewings are highly recommended in order to fully appreciate the living accommodation which is comprised of; Entrance hallway, lounge, conservatory, modern fitted kitchen, three bedrooms and superb modern family bathroom suite. Outside, the property is approached by a driveway with parking for 2 cars and has a private, low maintenance garden to the rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

9' 5" x 6' 3" (2.869m x 1.911m)

Door to front opens into hall, stairs to first floor landing, modern flooring, radiator

Lounge

13' 8" x 15' 3" (4.162m x 4.66m)

uPVC bi fold doors to rear lead into conservatory, built in storage cupboard, modern flooring, gas fire

Conservatory

7' 11" x 10' 0" (2.410m x 3.046m)

uPVC doors to rear lead into the rear garden, uPVC door to side, radiator

First Floor Landing

Built in storage cupboard

Bedroom 1

11' 1" x 8' 6" (3.387m x 2.58m)

uPVC to rear, radiator, built in cupboard

Bedroom 2

8' 11" x 8' 6" (2.713m x 2.598m)

uPVC window to front, radiator, built in storage cupboard

Bedroom 3

7' 11" x 6' 7" (2.42m x 2.007m)

uPVC window to rear, radiator

Bathroom

5' 6" x 6' 6" (1.664m x 1.990m)

Opaque uPVC window to front, panelled bath, shower over, vanity wash basin with attached close coupled w/c

Outside

The front of the property is approached by a double width driveway providing ample off road parking. The rear garden is private and low maintenance, ideal for al fresco dining and entertaining guests during the summer months

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

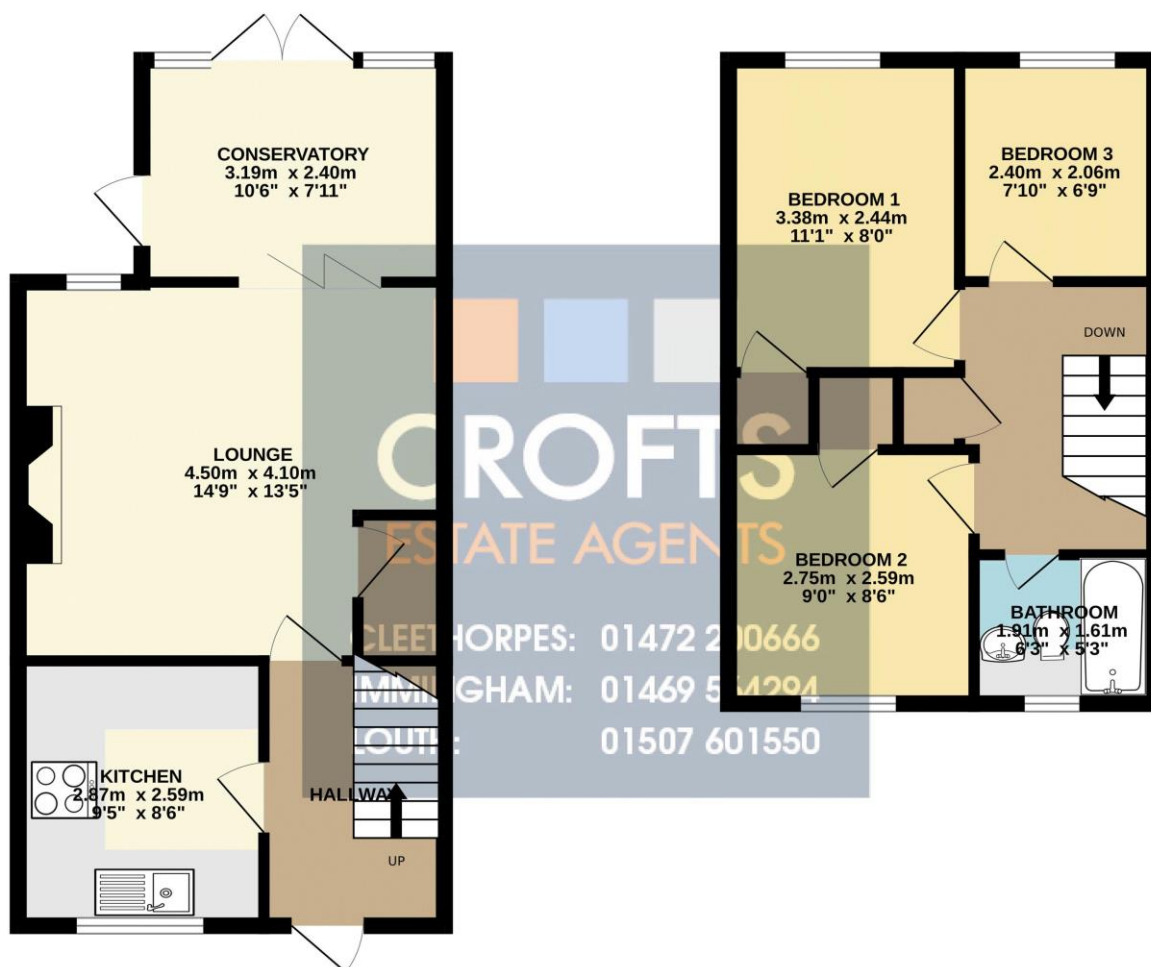
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
38.4 sq.m. (413 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 69.7 sq.m. (750 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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