



# CROFTS ESTATE AGENTS

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



## 4 Alpha Terrace Queen Street Place Louth LN11 9BD

**£225,000**

This stunning modern and certainly unique detached home is tucked away in a private yet central position, found one minutes walk from Louth market place and its abundance of amenities. Offered for sale with NO FORWARD CHAIN, the property was built to an exceptional standard in 2021 and offers contemporary and stylish living accommodation throughout. In the agents opinion, the property could suit a variety of purchasers, including first time buyers, retirement/downsizing or indeed anyone looking for a bolt hole or "lock up and leave" residence. Equally, the property would make a fantastic "turn key" investment and would suit the lucrative holiday let/air bnb market. Internal viewings are essential in order to see first hand what the property has to offer, with accommodation briefly comprised of: hallway, lounge, open plan fitted kitchen dining room, utility room, cloakroom, two large double bedrooms and modern bathroom suite on the first floor. The ground floor benefits from individually controlled thermostatic under floor heating. Outside, there is an allocated parking space and a private south facing walled garden to the rear with patio and artificial grassed area.

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#### Entrance Hallway

Modern composite entrance door with double glazed side panel opens into hallway with built in storage cupboard, open plan access into kitchen dining room. Doors to side leading to utility room and lounge. Thermostatic controlled under floor heating

#### Utility room

5' 5" x 6' 9" (1.640m x 2.066m)

Anthracite double glazed window to front, Fitted wall and base units with work surfaces over. Integrated washing machine. Spot lighting. Extractor fan. Electric consumer unit. Cupboard housing the hot water cylinder and heating controls.

#### Cloakroom

5' 4" x 2' 9" (1.6322m x 0.846m)

Double glazed window to front, close coupled w/c and wash basin

#### Lounge

16' 9" x 10' 4" (5.10m x 3.15m)

Two double glazed windows to rear overlooking rear garden. Spotlight ceiling, t.v point, under floor heating with thermostatic controls

#### Kitchen dining room

19' 8" x 10' 7" (5.99m x 3.22m)

Double glazed french doors leading to the rear patio. Double glazed window to front. Super open plan fitted kitchen, incorporating modern base and wall units, and Breakfast bar. Integrated electric oven and hob, sink unit with drainer and mixer taps. Integrated dishwasher. Integrated fridge/freezer. Spotlights to ceiling, Smoke alarm. Underfloor heating with thermostat control. T.V. aerial point.

#### Landing

Provides access from stairs to both bedrooms and bathroom suite. Smoke alarm and spotlights to ceiling

#### Bedroom 1

15' 2" x 10' 6" (4.63m x 3.196m)

Double glazed window to side, velux window to rear. Radiator Tv point,

#### Bedroom 2

15' 3" x 10' 5" (4.637m x 3.184m)

double glazed window to side, velux window to rear, radiator, tv point

#### Bathroom

6' 0" x 7' 8" (1.817m x 2.343m)

Panlled bath with shower over, close coupled w/c, pedestal wash basin. Heated towel rail

#### Outside

The property is found adjacent to the Queen street place development, accessed off Queen street close to Louth market place and is tucked away in a private position , with an allocated parking space. To the rear is an enclosed garden bordered by a brick wall with a paved patio area and artificial grass lawn. Gate leading out onto the rear path and has outside lighting and water tap.

**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](http://www.voa.gov.uk/cti)







GROUND FLOOR  
50.8 sq.m. (547 sq.ft.) approx.

1ST FLOOR  
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 88.2 sq.m. (950 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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