



CROFTS ESTATE AGENTS

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



Amanda Drive

**Louth
LN11 0AZ**

£179,950

This spacious and well maintained semi detached residence is found in this popular position within close proximity to Louth town centre and amenities. Offered for sale with NO FORWARD CHAIN, the property is ideal for first time buyers or families, with some modernisation or updating required, reflected in the competitive asking price. Internal viewings are highly recommended in order to fully appreciate the potential on offer, with living accommodation briefly comprising of: entrance porch, hallway, lounge, dining room, fitted kitchen, cloakroom, three bedrooms, bathroom suite and integral garage. There are low maintenance gardens found to the front and rear of the property, which also boasts full uPVC double glazing and gas central heating.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

uPVC door and side panels to front opens into porch, further door then opens into entrance hall, with radiator, stairs to first floor landing, under stairs cupboard and coving to ceiling.

Lounge

14' 10" x 11' 7" (4.51m x 3.54m)

uPVC window to front, radiator, coving to ceiling with sliding doors leading to the dining room.

Dining Room

10' 11" x 8' 10" (3.34m x 2.69m)

uPVC french doors to rear leading to the rear garden. Coving to ceiling, radiator and laminate flooring. Entrance to side leads to kitchen.

Kitchen

11' 0" x 9' 3" (3.35m x 2.82m)

uPVC window to rear, range of fitted units, incorporating stainless steel sink with draining board, space for cooker and plumbing for dishwasher. Gas oven and dishwasher to be included in sale if preferred. Door to side leads to rear lobby.

Lobby

Rear door leading to outside, door to front opens into integral garage.

W/C

Accessed off the lobby area, opaque window to rear, high flush w/c.

First Floor Landing

With uPVC window to side, loft hatch.

Bedroom 1

14' 9" x 9' 6" (4.49m x 2.90m)

uPVC window to front, radiator, built in storage and fitted wardrobes.

Bedroom 2

11' 0" x 9' 7" (3.35m x 2.93m)

uPVC window to rear, radiator and built in storage cupboard.

Bedroom 3

11' 0" x 9' 7" (3.35m x 2.93m)

uPVC window to front, radiator.

Integral garage

20' 10" x 9' 0" (6.35m x 2.74m)

Up and over door, window to side, light and power. Washer plumbed in which can be included in sale.

Outside

Low maintenance lawned garden to the front with driveway providing parking and leading to the integral garage. The rear garden is a nice size, being private with wood panel fencing to all sides, lawn area and large patio area ideal for al fresco dining.

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.



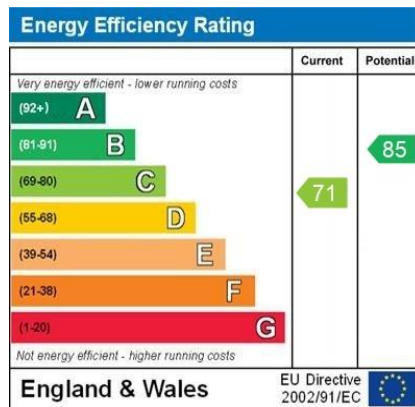
GROUND FLOOR
62.7 sq.m. (675 sq.ft.) approx.

1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 105.7 sq.m. (1138 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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