



CROFTS ESTATE AGENTS

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



53 Church Street
Louth
LN11 9BZ

£165,000

This tastefully maintained and well presented end of terrace home is ideally located close to the Louth market place and it's wealth of amenities. Offered for sale with NO FORWARD CHAIN, the property was built in the 1980's and benefits from secure off road parking accessed from the rear, leading to a nice sized private and low maintenance garden with brick outbuilding, ideal for al fresco dining or entertaining. To the front, there is also on street parking available and a low maintenance garden. Internal viewings will reveal living accommodation comprised of; Porch, Lounge, kitchen dining room , conservatory, cloakroom, two double bedrooms and modern shower room suite. The property also benefits from full uPVC double glazing and gas central heating system.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

uPVC entrance door with further door leading to lounge

Lounge

13' 2" x 14' 9" (4.024m x 4.506m)

uPVC window to front aspect, radiator, door to rear leading to kitchen. Wooden staircase to first floor landing

Kitchen dining room

9' 10" x 14' 9" (3.003m x 4.492m)

Two uPVC windows to rear, radiator, range of fitted units incorporating sink with draining board and mixer tap, integral oven, gas hob and extractor hood. "Bosch" washing machine included in the sale. Radiator. uPVC door to rear opens into conservatory

Conservatory

8' 10" x 14' 3" (2.689m x 4.348m)

Double uPVC doors to rear lead into rear garden. Door to side opens into cloakroom

Cloakroom

3' 6" x 4' 11" (1.057m x 1.499m)

Opaque uPVC window to side. Low flush w/c, vanity wash basin, heated towel rail

First Floor Landing

With loft hatch to ceiling, with drop down ladders providing access to the loft space which has lighting and is boarded, providing useful storage space.

Bedroom 1

uPVC window to front, radiator, two double built in wardrobes

Bedroom 2

9' 11" x 6' 10" (3.018m x 2.094m)

uPVC window to rear, radiator. Built in cupboard with radiator

Shower Room

6' 9" x 6' 7" (2.056m x 2.019m)

Opaque uPVC window to rear, radiator, corner shower cubicle. Vanity wash basin with work tops and attached close coupled w/c, fitted units, radiator

Outside

The front of the property has a low maintenance garden, enclosed by low level brick wall with gated access leading to pathway. Gated access to the side leads to the rear garden, which is private and not overlooked, enclosed by brick walled boundaries, gravelled borders and double wrought iron gates which provide car parking access. The access route to the parking space passes the rear of the neighbouring property and is also designated as a parking space, giving the property the benefit of two parking spaces. There is also a brick outbuilding providing useful storage.

Agents note

The property has an Energy performance certificate (EPC) in place with an energy rating of C and is valid until 2nd June 2034

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

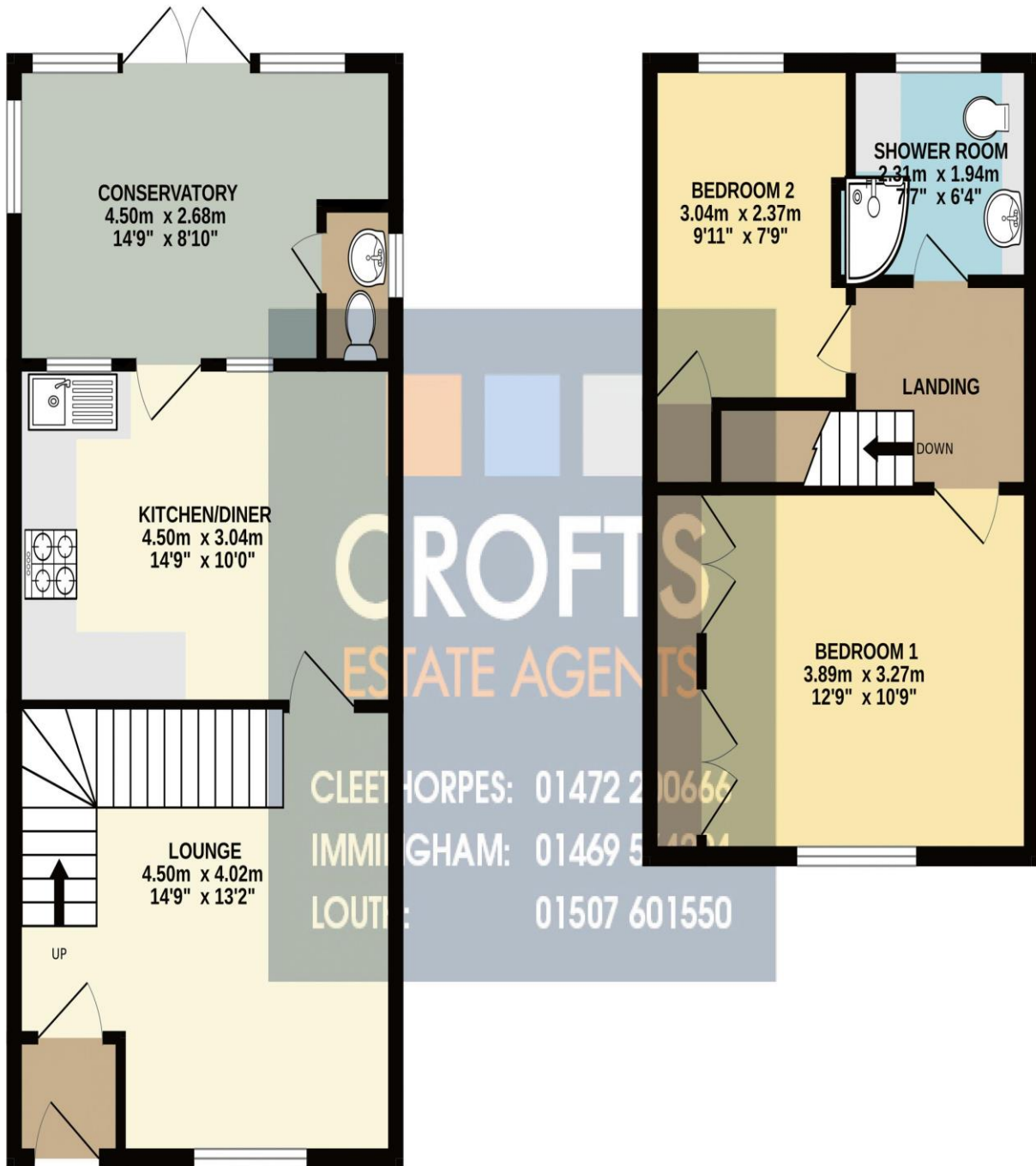
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





GROUND FLOOR
43.9 sq.m. (472 sq.ft.) approx.

1ST FLOOR
31.8 sq.m. (342 sq.ft.) approx.




TOTAL FLOOR AREA: 75.7 sq.m. (815 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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OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>72</p>	<p>86</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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