



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**27 Dales Way  
Louth  
LN11 0AF**

**Shared Ownership  
£43,750**

This modern semi detached home is offered to the market on a 25% shared ownership basis, creating an ideal first time purchase. Tucked in this quiet cul de sac just off Brackenborough Road, the property offers very well presented living accommodation throughout, which could also suit clients looking to downsize. The property also has the benefit of driveway and single garage, with private gardens found to the rear, ideal for entertaining or al fresco dining. Early internal viewings are highly recommended and will reveal living accommodation comprised of: Entrance hallway, lounge, fitted kitchen, cloakroom, two double bedrooms and modern white bathroom suite.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance Hall

uPVC entrance door to front opens into entrance hallway, stairs leading to the first floor, door to side opens into lounge

#### Lounge

16' 0" x 14' 6" (4.881m x 4.430m)

uPVC window to front and side. Two radiators, modern flooring, door to rear leads to fitted kitchen

#### Kitchen

9' 6" x 10' 11" (2.902m x 3.33m)

uPVC window to rear, uPVC door to rear. Door to side leads into cloakroom. Range of modern fitted units, incorporating stainless steel sink with draining board, integral oven, hob and extractor.

#### Cloakroom

6' 0" x 3' 1" (1.827m x 0.93m)

Pedestal wash hand basin, close coupled w/c, radiator

#### First Floor Landing

With built in storage cupboard

#### Bedroom 1

10' 11" x 14' 6" (3.319m x 4.432m)

Two uPVC windows to front, two radiators. Width measurement narrows to 3.603 metres (11' 10")

#### Bedroom 2

15' 5" x 7' 5" (4.687m x 2.255m)

uPVC window to rear, radiator

#### Bathroom

7' 5" x 6' 1" (2.255m x 1.864m)

Opaque uPVC window to rear, panelled bath with shower screen and shower over, close coupled w/c, pedestal wash basin

#### Garage

15' 7" x 8' 7" (4.757m x 2.62m)

up and over door, light and power

#### Outside

The front of the property has a low maintenance lawn to and pathway leading to the front door. The rear garden is private and low maintenance with lawn, concrete patio and wooden storage shed with gate to rear leading to driveway and single garage

**Tenure**

Believed to be Leasehold, 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.

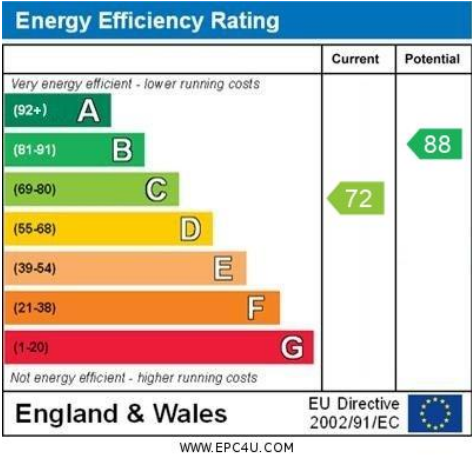
**Council Tax Information**

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







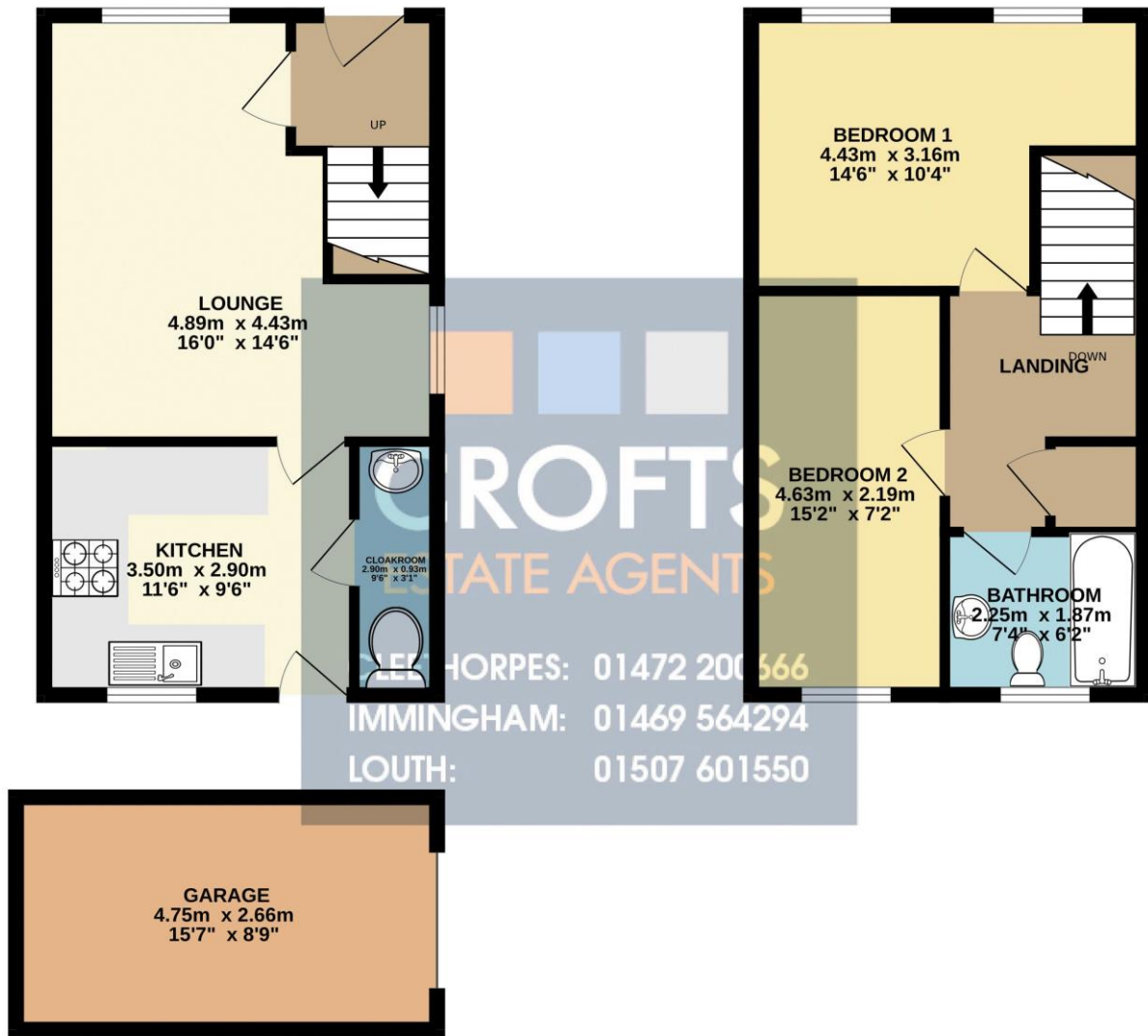


OPEN 7 DAYS A WEEK

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)

GROUND FLOOR  
47.2 sq.m. (508 sq.ft.) approx.

1ST FLOOR  
34.5 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 81.7 sq.m. (880 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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