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



**35 Mount Pleasant
Louth
LN11 9DW**

**Offers in the Region Of
£265,000**

This beautifully presented semi detached character home is ideally positioned in this convenient area of Louth, close to a wealth of amenities including shops, schools and the town centre. Ideal for the first time buyer or family market, this unique property offers spacious living accommodation throughout, having the benefit of full gas central heating system, full uPVC double glazing as well as two log burners in the lounge and dining rooms. Internal viewings are considered essential in order to fully appreciate the well presented living accommodation which is comprised of ; Entrance hall, lounge with log burner, dining room with log burner, modern fitted kitchen, rear lobby, modern bathroom suite and three good sized bedrooms to the first floor. Outside, the property benefits from driveway providing ample off street parking, leading to a secure private rear garden which is ideal for families and pets, with areas which can be used for entertaining and al fresco dining in the warmer months.

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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 to front, leading to hall, door to either side leads to lounge and dining room, respectively.

Lounge

11' 8" x 11' 8" (3.563m x 3.550m)

uPVC window to front, upvc window to side. Traditional fireplace housing log burner. Radiator

Dining Room

11' 8" x 11' 6" (3.568m x 3.510m)

uPVC window to front, upvc window to rear. Open plan entrance into kitchen, open entrance to staircase to the rear. Built in cupboards and shelving to chimney breast recesses. Fireplace housing log burner. Radiator.

Kitchen

8' 10" x 8' 4" (2.689m x 2.550m)

uPVC door to side leads to the rear garden. uPVC window to side. Range of attractive modern fitted units incorporating 1.5 sink bowl with draining board and mixer tap. Integral oven, hob and extractor. Plumbing for dishwasher. Beyond the kitchen is the rear lobby providing further space for appliance with further door beyond leading to the bathroom suite

Bathroom

8' 8" x 7' 2" (2.634m x 2.183m)

Opaque uPVC window to side. Rolltop bath with shower attachment, vanity wash basin and close coupled w/c. Part panelled walls. Radiator

First Floor Landing

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

Bedroom

11' 8" x 12' 0" (3.560m x 3.657m)

uPVC window to front and uPVC window to rear. Radiator

Bedroom 2

12' 0" x 8' 5" (3.657m x 2.575m)

uPVC window to front, radiator

Bedroom 3

12' 3" x 8' 5" (3.722m x 2.562m)

uPVC window to side, radiator

Outside

The front is approached by a low maintenance border enclosed by low level railings with small pathway to the front door. Adjacent to the side of the property is a gravelled driveway providing off road parking, accessed by double wrought iron gates. There is wooden

storage shed and secure gated access to the really nice sized private rear garden. The rear garden has a large wooden pergola , gravelled borders, shrub borders and nice sized lawn area with space for entertaining or al fresco dining. There is a useful log store undercover as well as a brick built outbuilding which provides useful storage. This garden is all enclosed by wood panel fencing to all sides.



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



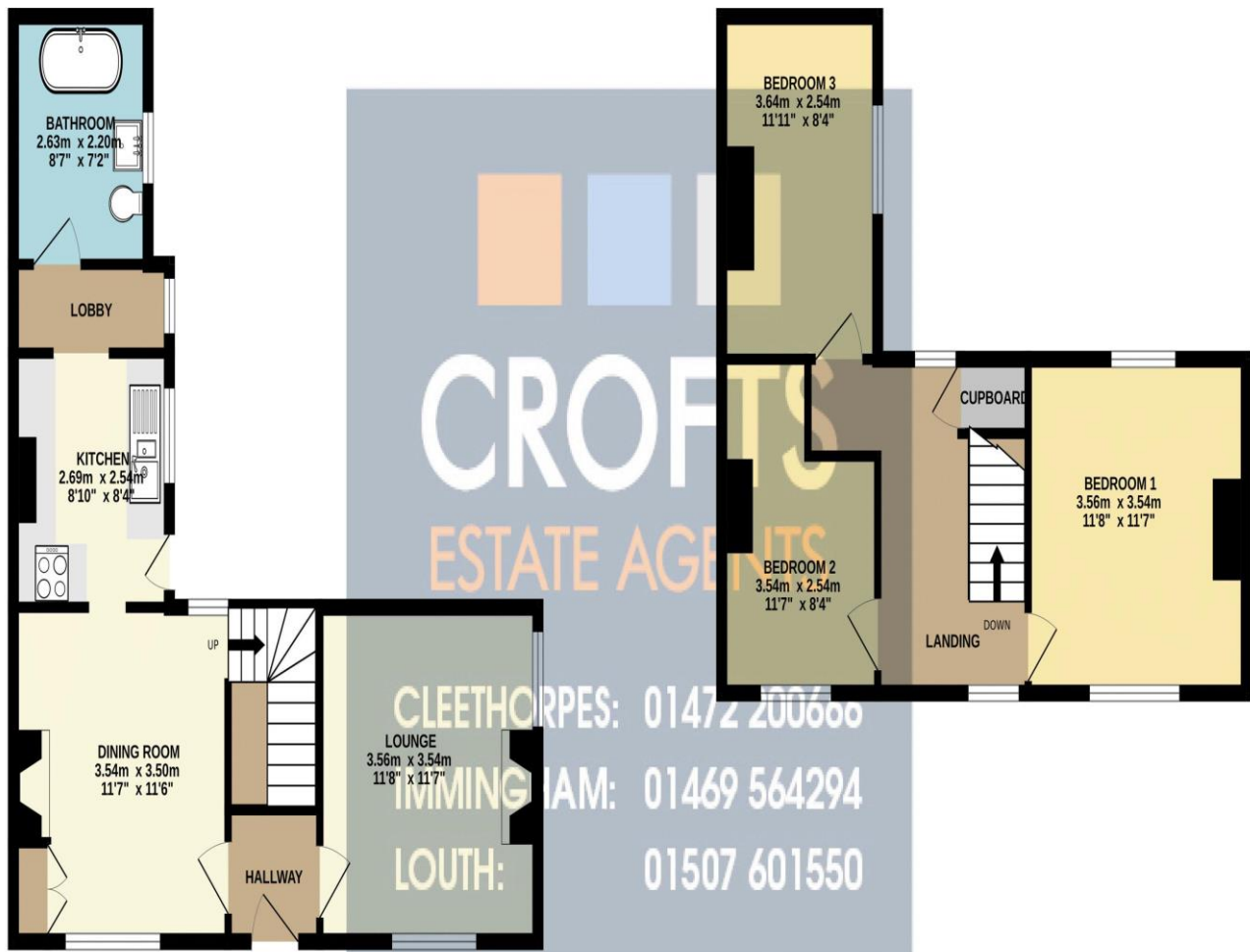


OPEN 7 DAYS A WEEK

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

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 81.9 sq.m. (882 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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