



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



**9 Canal Close
Louth
LN11 0FH**

£180,000

Tucked away in this private position adjacent to Louth canal, is this superb modern semi detached residence. Offered for sale with NO FORWARD CHAIN, the property benefits from off road parking to the front, and a private good sized rear garden as well as full uPVC double glazing and gas central heating system. In our opinion, the property would be suitable for first time buyers, young families, downsizing or buy to let investment. Internal viewings are strongly advised and will reveal living accommodation briefly comprising of: Entrance hallway, cloakroom, lounge, fitted kitchen dining room, three bedrooms, en suite to bedroom 1 and family bathroom suite. Outside, the driveway provides parking with the private rear garden offering further potential for improvement.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Composite door to front opens into hallway with door to cloakroom and stairs to the first floor landing, radiator

Cloakroom

Opaque uPVC window to front, pedestal wash basin, close coupled w/c, radiator

Lounge

14' 2" x 11' 11" (4.330m x 3.633m)

uPVC window to front, radiator, built in storage cupboard. Door to rear leads to kitchen

Kitchen dining room

8' 9" x 15' 4" (2.674m x 4.664m)

uPVC window to rear, uPVC french doors to rear leading to rear garden. Range of modern fitted units, incorporating integral oven, hob and extractor, stainless steel sink unit with draining board and mixer tap. Radiator

First Floor Landing

Leading to all bedrooms and bathroom suite with built in storage cupboard

Bedroom 1

9' 7" x 12' 0" (2.914m x 3.645m)

Shaded uPVC window to front, radiator, door to side leading to en suite

En-suite

6' 4" x 5' 3" (1.925m x 1.600m)

Opaque uPVC window to front, corner shower cubicle, pedestal wash hand basin, close coupled w/c, heated towel rail

Bedroom 2

7' 5" x 9' 1" (2.253m x 2.779m)

uPVC window to rear, radiator

Bedroom 3

7' 4" x 5' 11" (2.241m x 1.794m)

uPVC window to rear, radiator

Family Bathroom

6' 0" x 6' 0" (1.817m x 1.833m)

Opaque uPVC window to side, panelled bath, close coupled w/c, pedestal wash basin, part tiled walls, heated towel rail

Outside

The front of the property is approached by a concrete driveway providing parking for at least 2 cars. A paved pathway leads to steps approaching the front door. The rear garden is private and low maintenance, enclosed to all sides by wood panel fencing and brick walled boundaries, with lawn and hardstanding areas, providing scope for further improvement and installation of storage shed or similar.

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



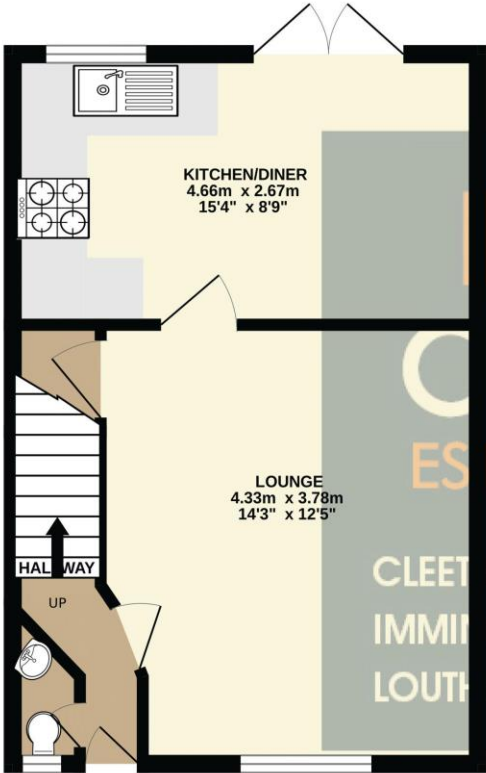




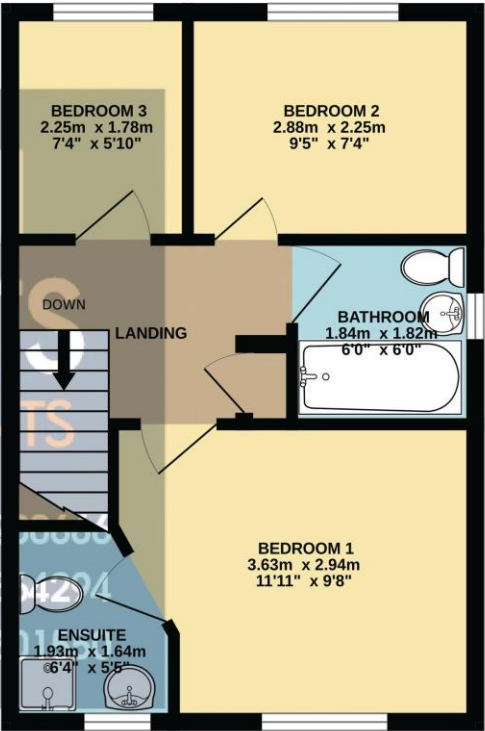
OPEN 7 DAYS A WEEK

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
32.7 sq.m. (352 sq.ft.) approx.



1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 65.7 sq.m. (707 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.