



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



5 Church Close
Louth
LN11 9LR

Offers in the Region Of
£185,000

This unique end of terrace property is situated in this fantastic private development found tucked away off Gospelgate and behind Upgate with great access to Louth market place and amenities. Offered to the market for sale with NO FORWARD CHAIN, the property offers spacious and well maintained living accommodation throughout and views over St James church can be seen from the bedroom and living room windows. Ideal for a variety of purchasers including first time buyers, downsizing / bolt hole, internal viewings are highly recommended and will reveal living accommodation comprising of: Entrance hallway, Lounge, dining room, fitted kitchen, two double bedrooms with fitted wardrobes and modern shower room. Outside there is a low maintenance and private garden to the rear, there is also a large single garage found within a block of 4, providing secure off road parking.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

15' 1" x 6' 1" (4.603m x 1.843m)

Entrance door opens into long hallway with stairs to first floor landing, built in double cupboard, window to front. Door to side opens into lounge. Radiator

Lounge dining room

19' 3" x 11' 5" (5.858m x 3.488m)

Windows to front and rear. Radiator, coving to ceiling. Gas fire.

Kitchen

11' 6" x 7' 4" (3.493m x 2.233m)

Window to rear. Door to side leads to rear garden. Serving hatch to dining area. Range of fitted units, integral oven, hob and extractor. Tiled splashbacks, wall mounted combination boiler. Radiator

First Floor Landing

Double built in storage cupboard, radiator

Bedroom 1

8' 1" x 12' 9" (2.472m x 3.881m)

Two windows to front, radiator and built in fitted wardrobes.

Bedroom 2

9' 5" x 10' 5" (2.864m x 3.173m)

Window to rear, radiator, built in fitted wardrobes and overhead cupboards

Shower Room

7' 4" x 7' 5" (2.228m x 2.261m)

Opaque window to rear. Walk in corner shower cubicle, pedestal wash basin, low flush w/c, radiator, tiled walls, extractor fan

Garage

15' 4" x 8' 6" (4.676m x 2.587m)

A large single garage in a block of 4 adjacent to the properties, with up and over door. Ideal for storage or secure parking

Outside

The property is accessed by a low maintenance front garden with pathway leading to the front door. The rear garden is comprised of concrete patio with wooden entrance gate to the side, enclosed by brick walled boundaries.

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





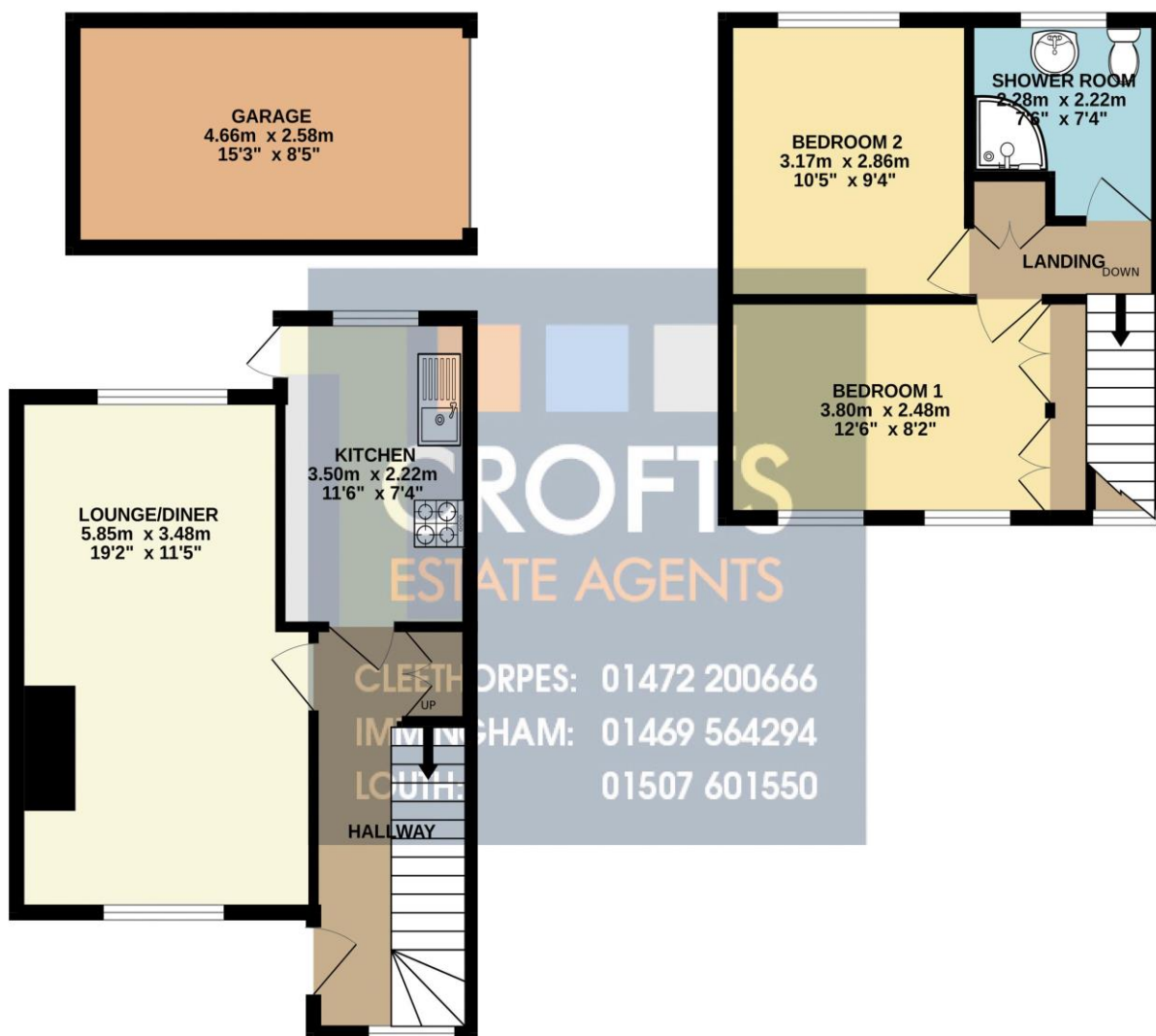


OPEN 7 DAYS A WEEK

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
46.7 sq.m. (503 sq.ft.) approx.

1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 75.4 sq.m. (812 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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