



CROFTS ESTATE AGENTS

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



Kings Mews

**Louth
LN11 0HW**

£155,000

This superb modern end link property is located in this small and private development just off Northgate. Offered for sale with NO FORWARD CHAIN, the property is an excellent opportunity for first time buyers, buy to let investment or downsizing / bolt hole. Well presented throughout, the property has recently undergone a programme of redecoration resulting in a turn key property ready to move into. Internal viewing will reveal living accommodation comprising of: lounge with stairs to the first floor, kitchen dining room, cloakroom, two double bedrooms and modern bathroom suite. Outside, the property benefits from an allocated parking space and a low maintenance private rear garden.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

Door to front opens into lounge

Lounge

11' 11" x 13' 5" (3.642m x 4.097m)

Window to front, radiator, staircase to the first floor landing, door to rear leads into kitchen

Kitchen dining room

9' 9" x 16' 4" (2.961m x 4.97m)

Window to rear. Door to rear leading to back garden. Range of modern fitted units incorporating integral oven, gas hob and extractor unit, stainless steel sink unit with draining board and mixer tap. Tiled ceramic splashbacks, spotlights to ceiling. Radiator. Door to side leads to cloakroom

Cloakroom

5' 9" x 2' 9" (1.761m x 0.849m)

Pedestal wash basin close coupled w/c

First Floor Landing

Leading to bedrooms and bathroom

Bedroom 1

10' 3" x 13' 6" (3.130m x 4.118m)

Two windows to front, radiator. Built in storage cupboard

Bedroom 2

11' 7" x 7' 5" (3.520m x 2.260m)

Window to rear, radiator

Bathroom

5' 3" x 6' 3" (1.594m x 1.902m)

Opaque window to rear, panelled bath with shower over, close coupled w/c, pedestal wash basin, tiled walls.

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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

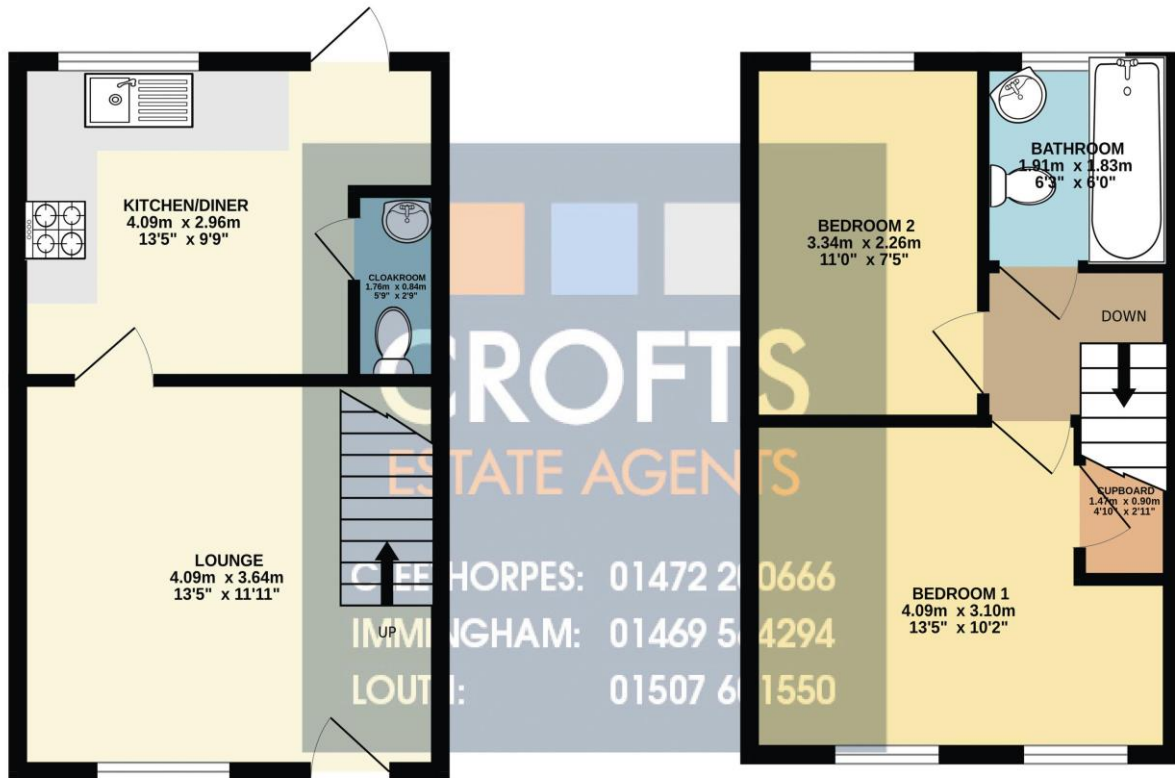
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



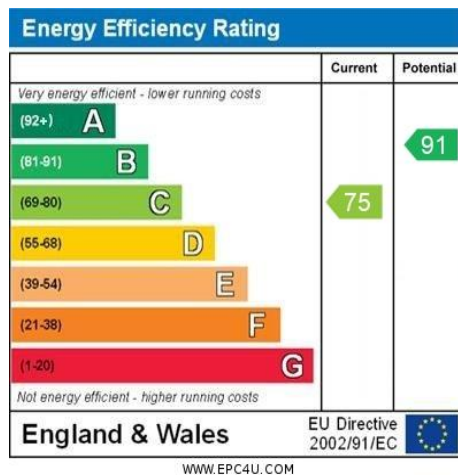
GROUND FLOOR
27.0 sq.m. (291 sq.ft.) approx.

1ST FLOOR
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 53.4 sq.m. (575 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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