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



14 Stutte Close
Louth
LN11 8YN

Offers in the Region Of
£325,000

This spacious and well maintained detached bungalow lies in this quiet cul de sac within this popular modern development, situated just off Legbourne Road in Louth, with easy access into Louth centre and amenities. Offered for sale with NO FORWARD CHAIN from the vendors side, the property offers generous and flexible living space throughout, which can only be fully appreciated upon internal viewings. Heading into the accommodation via the porch, will reveal the entrance hallway, lounge, dining room, kitchen, three bedrooms, with an en-suite shower room to bedroom 1, in addition to the family bathroom. Externally, this unique bungalow boasts ample off road parking for up to 8 vehicles, with a double garage to the side. The rear garden is generously sized, yet charming, having been beautifully landscaped making it ideal for al fresco dining or entertaining.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

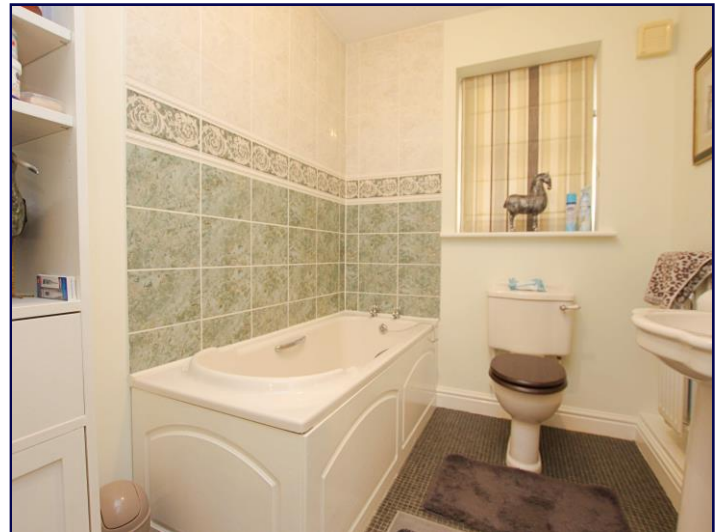
Email: Louth:

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Front

Beautifully presented, offering kerb appeal, this stylish and modern detached bungalow boasts ample off road parking for up to 8 vehicles with double garage to the side. The double garage benefits from an electric roller door, with power and lighting inside and a door to the side which can be accessed from the rear garden.

Lounge

11' 10" x 16' 11" (3.60m x 5.15m)

This spacious reception room benefits from laminate flooring to match the dining room, gas fire, made to measure blinds and uPVC window to the front and side.

Dining Room

11' 3" x 11' 3" (3.43m x 3.43m)

Located off the kitchen is the dining room which benefits from laminate flooring, radiator, coving, uPVC window and internal double doors which separates the lounge.

Kitchen

11' 3" x 13' 8" (3.43m x 4.16m)

Offering ample storage space, this fully fitted kitchen with base and wall mounted units, benefits from tiled flooring, down lights, tiled splash back, gas hob and sink with draining board. There is also a range of integral appliances, including fridge, freezer and oven.

Bedroom 1

9' 7" x 13' 5" (2.92m x 4.09m)

The master bedroom briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

En-suite

Serving the master bedroom is the en-suite which is a handy room to have, especially for a family. Briefly comprising of a shower, WC and wash basin.

Bedroom

9' 8" x 12' 10" (2.94m x 3.91m)

Bedroom two briefly comprises of carpeted flooring, radiator, fitted wardrobes and uPVC window to the rear elevation.

Bedroom 3

8' 5" x 9' 8" (2.56m x 2.94m)

Bedroom three, which is currently used as an office, benefits from carpeted flooring, radiator and uPVC window to the side elevation.

Bathroom

6' 8" x 8' 4" (2.03m x 2.54m)

Benefitting from a bath with shower above, WC, wash basin, partially tiled walls, radiator and uPVC window to the rear.

Rear

This charming rear garden has been maintained to the highest standard, which will come at no surprise, after seeing how well presented the internal aspect of the bungalow is. Generously sized, this matured garden is made up of a mixture of resin patio, laid to lawn and patio to the rear with greenhouse.



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

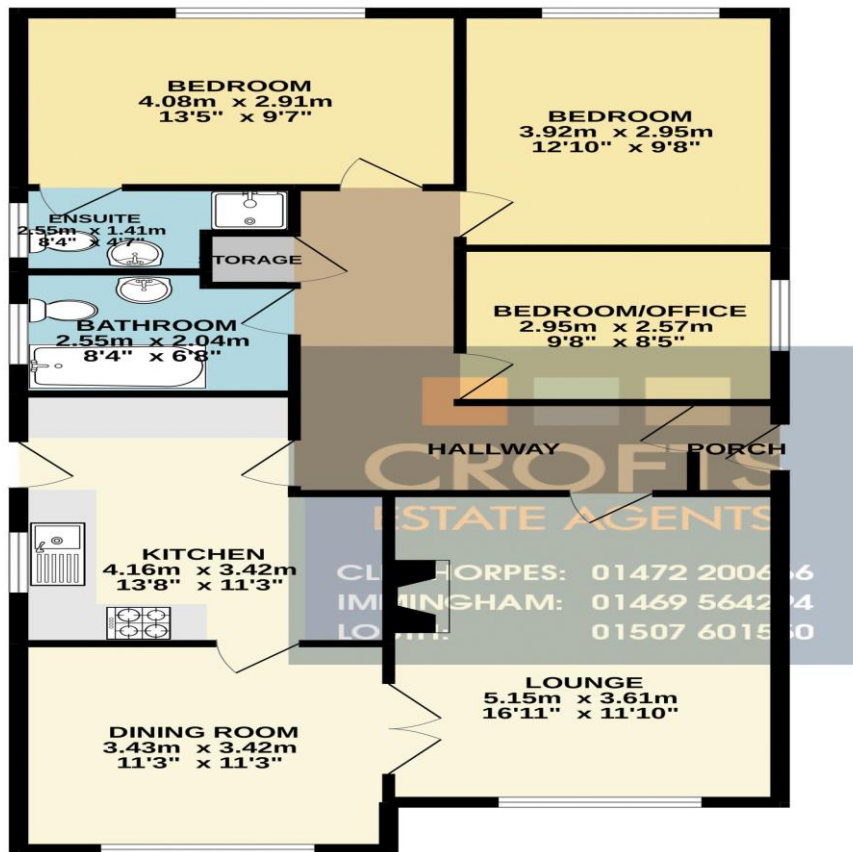




OPEN 7 DAYS A WEEK

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
94.6 sq.m. (1019 sq.ft.) approx.



TOTAL FLOOR AREA : 94.6 sq.m. (1019 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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