



# 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



## 6 Laburnum Crescent Louth LN11 8SG

**Offers in the Region  
Of £325,000**

This spacious and well presented detached bungalow resides within a mature private plot in a quiet position of Louth, found just off Wood Lane. Standing in beautifully maintained, very private gardens to all sides, the bungalow offers flexible living accommodation throughout, with internal viewings considered essential in order truly appreciate everything the property has to offer. Boasting a detached garage and driveway, along with full uPVC double glazing and gas central heating system, the property also has a large loft space with pull down ladders which offers fantastic potential to be utilised as additional accommodation, with space in the large hallway for a fixed staircase to be added. Accommodation is comprised of: entrance hallway, lounge, modern fitted kitchen, rear porch, bathroom suite with separate bath and shower, cloakroom and three double bedrooms, making it ideal for families or retirement. Outside, the beautifully maintained gardens are ideal for entertaining or al fresco dining with lawn areas to the front, side and rear, with timber summerhouse, detached garage and driveway to the rear providing ample off road parking.

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#### Entrance Hall

18' 2" x 5' 7" (5.53m x 1.711m)

uPVC door to front with opaque upvc side panel opens into large hallway with radiator and hatch to loft with pull down ladders.

#### Loft space

13' 7" x 29' 4" (4.139m x 8.95m)

Accessible by drop down ladders, with part boarding and access to combination boiler. A fantastic storage space but has potential to be converted into a useable room, with potential for a fixed staircase to be accessed from the hallway (subject to obtaining the relevant permissions).

#### Lounge

16' 7" x 11' 7" (5.054m x 3.542m)

uPVC window to front, two upvc windows to side. Radiator, traditional fireplace housing electric fire.

#### Kitchen

10' 9" x 11' 7" (3.266m x 3.529m)

uPVC windows to side and rear. A range of modern fitted base and wall units incorporating 1.5 sink bowl unit with draining board and mixer tap, gas hob with stainless steel splashback and extractor hood over, integral oven, integral slimline dishwasher, plumbing for washing machine and vent for tumble dryer, modern flooring and uPVC rear entrance door leading to rear porch.

#### Rear porch

4' 3" x 4' 11" (1.283m x 1.492m)

uPVC double glazed rear porch with uPVC door to side leading into the rear garden.

#### Bathroom

7' 4" x 5' 6" (2.240m x 1.687m)

Opaque uPVC window to rear, rolltop bath on wooden plinth, walk in corner shower cubicle, pedestal wash hand basin, tiled walls, tiled floor.

#### W/C

5' 7" x 2' 4" (1.708m x 0.712m)

Opaque uPVC window to rear, low flush w/c, radiator, dado rails.

#### Bedroom 1

10' 7" x 10' 7" (3.225m x 3.221m)

uPVC window to rear, radiator.

#### Bedroom 2

11' 7" x 10' 7" (3.530m x 3.215m)

uPVC window to front, radiator.

#### Bedroom 3

10' 2" x 9' 7" (3.102m x 2.92m)

uPVC window to side, radiator. Built in modern fitted cupboards. Currently being utilised as a dining room.

**Detached garage**

19' 5" x 9' 10" (5.909m x 2.988m)

Up and over door, windows to side and rear, personnel access door to side. Full light and power.

**Outside**

The front, side and rear of the property are enclosed by tall fenced and hedge boundaries, giving the property and gardens a great degree of privacy. The driveway is to the rear providing parking for at least two vehicles, leading to the detached single garage. Beautifully maintained, there are lawned areas to the front, side and rear, along with a range of well stocked borders with shrubs and plants. The rear garden has the benefit of a timber summerhouse.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

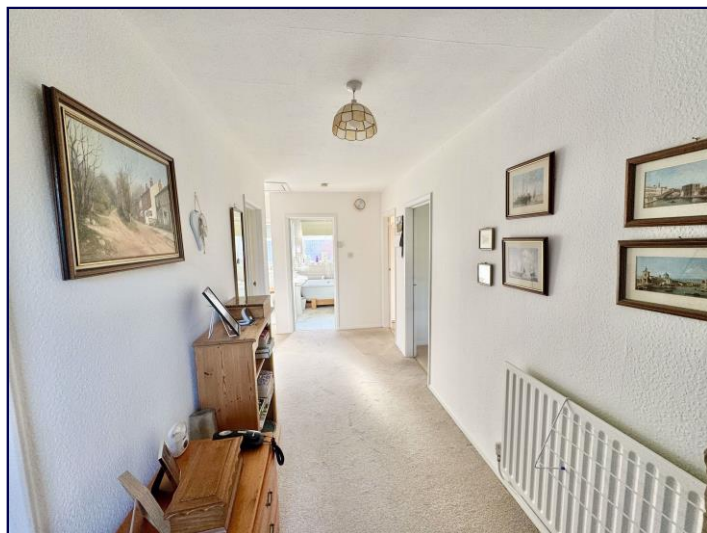
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

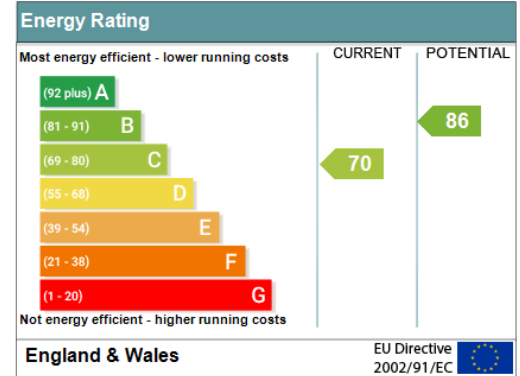
**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





Address: 6 Laburnum Crescent, LOUTH, LN11 8SG  
RRN:



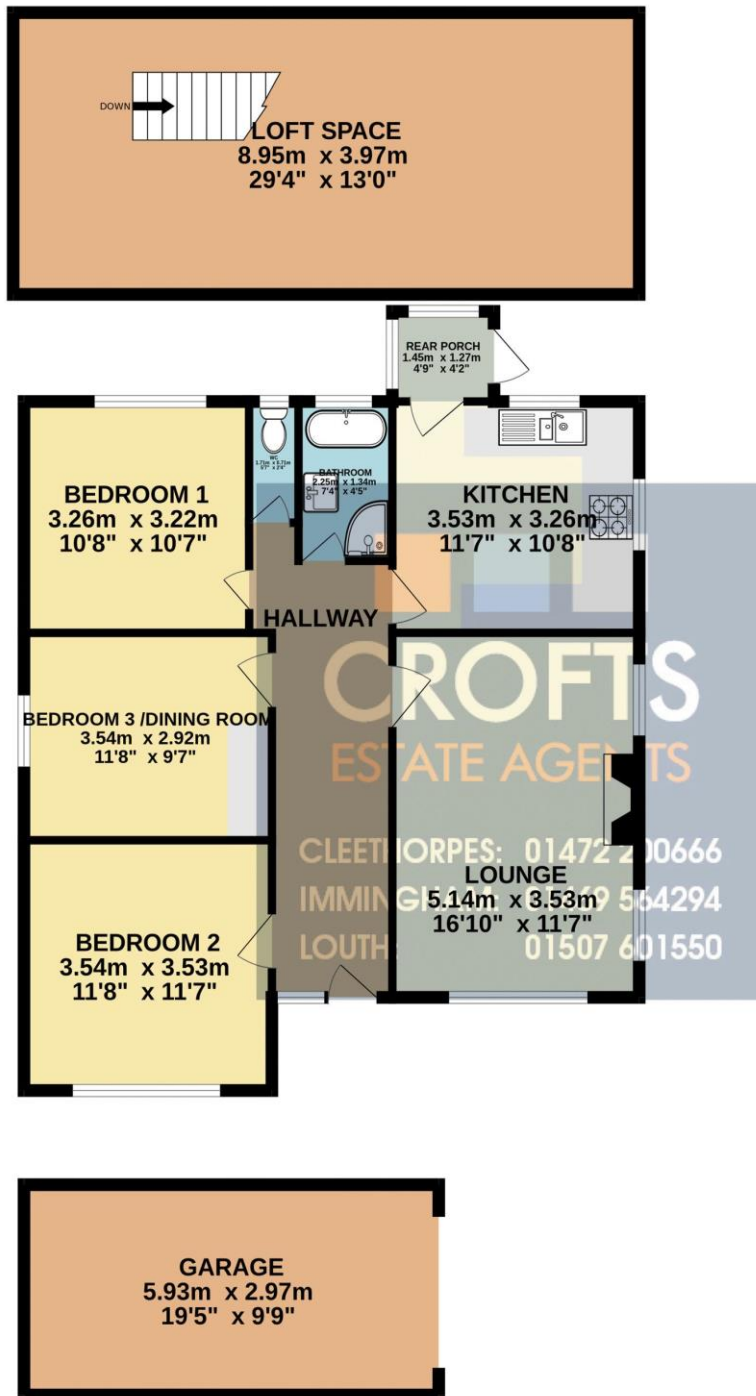




OPEN 7 DAYS A WEEK

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  
133.0 sq.m. (1432 sq.ft.) approx.



TOTAL FLOOR AREA : 133.0 sq.m. (1432 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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