



# 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



## 38 Cloisters Walk Louth LN11 7BX

**Offers in the  
Region Of £318,500**

This superb modern detached family home was built by Cyden homes to an exceptional standard in 2019. Offered for sale with NO FORWARD CHAIN, the property comes with approximately 4 years of its original builders warranty remaining. Ideal for families, the property offers generous living accommodation throughout, with early internal viewings considered essential in order to fully appreciate the modern living space on offer, which is comprised of: Entrance hallway, office, cloakroom, utility room, bay fronted lounge, superb open plan kitchen dining room with fantastic sun room to the rear overlooking the private rear garden. Upstairs, there are FOUR good sized bedrooms, with bedroom 1 having fitted wardrobes and a superb en suite shower room. The three remaining bedrooms are served by the modern white bathroom suite. Outside, the property is approached by a driveway leading to a large single garage. The rear garden is private and low maintenance, having artificial grass and a large patio area, enclosed to all sides by wood panel fencing. There is also a lovely raised decking area.

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### Entrance Hall

Composite entrance door to front opens into entrance hall, with stairs to first floor landing. uPVC window to front. Smoke alarm and modern wood flooring.

### Lounge

15' 9" x 10' 11" (4.80m x 3.32m)

uPVC bay window to front elevation, radiator and modern flooring. Double doors to rear open into the open plan kitchen dining room. Feature corner fireplace with wooden mantle.

### Kitchen dining room

8' 11" x 23' 8" (2.72m x 7.21m)

Door off hallway opens into superb open plan modern kitchen dining room. Two uPVC windows to rear. Modern fitted kitchen comes equipped with a range of base and eye level units incorporating 1.5 sink bowl with draining board and mixer tap, integrated oven and microwave, 4 ring gas hob with overhead extractor unit. Integral Neff dishwasher. Spotlight ceiling, tiled flooring. The dining area features modern wood effect flooring, radiator. To the end of the room is a built in fitted cupboard with shelving and sliding doors providing useful storage. Double doors to rear lead into the sun room.

### Sun Room

11' 9" x 10' 0" (3.58m x 3.05m)

Superb room which overlooks the rear garden. uPVC french doors to side opens out into garden. uPVC window to rear. Radiator, modern wood effect flooring.

### Office

8' 11" x 6' 8" (2.72m x 2.03m)

Accessed off the hallway the office has uPVC window to front, radiator and modern wood effect flooring.

### Cloakroom

5' 10" x 2' 9" (1.77m x 0.84m)

Fitted with a corner wash hand basin and W.C. Tiled splashbacks, radiator, extractor and modern flooring.

### Utility room

6' 8" x 5' 2" (2.03m x 1.57m)

uPVC door to side leading to the rear garden. Worktops with space and plumbing for a washing machine and tumble dryer. Wall mounted 'Ideal' gas boiler, extractor, and radiator.

### First Floor Landing

Built in airing cupboard housing the hot water cylinder. Smoke alarm and radiator. Loft access hatch. Doors to all bedrooms and family bathroom suite.

**Bedroom 1**

13' 3" x 11' 2" (4.04m x 3.40m)

uPVC window to front, radiator, built in fitted wardrobes. Door to side leads to en suite shower room.

**En suite**

7' 1" x 6' 2" (2.16m x 1.88m)

Opaque uPVC window to front, walk in corner shower cubicle, close coupled w/c, vanity wash basin with double cupboards, heated towel rail, extractor, shaving point, spotlight ceiling.

**Bedroom 2**

13' 2" x 10' 3" (4.01m x 3.12m)

uPVC window to front, radiator.

**Bedroom 3**

10' 10" x 9' 0" (3.30m x 2.74m)

uPVC window to rear, radiator.

**Bedroom 4**

10' 0" x 8' 11" (3.05m x 2.72m)

uPVC window to rear, radiator, built in fitted wardrobes.

**Family Bathroom**

5' 6" x 6' 9" (1.68m x 2.06m)

Opaque uPVC window to rear, superb modern bathroom suite comprising of a panelled bath with shower head over and glass shower screen, wash hand basin with mixer tap and a W.C. Spotlights to the ceiling, tiled splashbacks, extractor, heated towel rail.

**Garage**

18' 1" x 8' 9" (5.51m x 2.662m)

Up and over door, light and power. Personnel access door to side from the rear garden.

**Outside**

Block paved driveway providing ample parking leading to single garage. Gated access to side leads into private and low maintenance rear garden, ideal for families and entertaining. There is patio area for al fresco dining, leading to low maintenance artificial grass, with wooden decking and pergola. Enclosed by wood panel fencing.



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

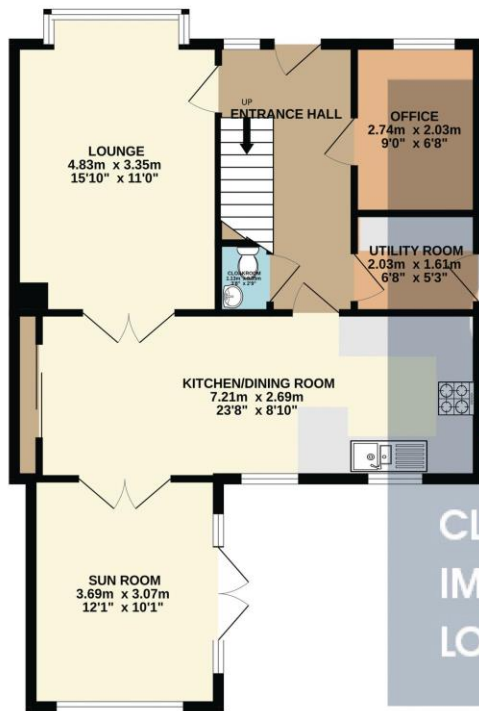




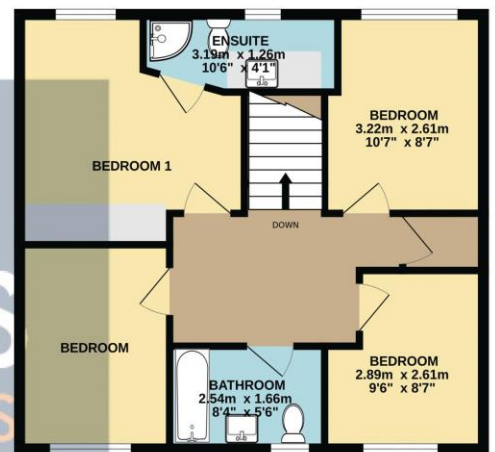
OPEN 7 DAYS A WEEK

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  
80.4 sq.m. (865 sq.ft.) approx.



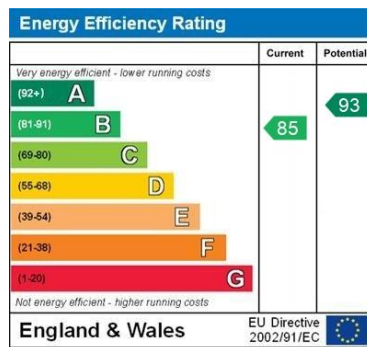
1ST FLOOR  
53.5 sq.m. (576 sq.ft.) approx.



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TOTAL FLOOR AREA : 133.9 sq.m. (1442 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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