



CROFTS ESTATE AGENTS

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



5 Kings Court
Louth
LN11 7UH

£220,000

This superb modern semi detached home is tucked away in the corner of this private and quiet development , found just off Eastfield Road. Ideal for first time buyers or families, the property offers generous living accommodation throughout and has the benefit of a large private rear garden which is not overlooked, as well as a detached single garage with driveway providing ample off road parking for 2- 3 vehicles. Internal viewings of this well presented home are highly recommended and will reveal living accommodation comprising of: Entrance hall, lounge, dining room, large conservatory, fitted kitchen, three bedrooms and bathroom suite. The property is equipped with full double glazing and gas central heating.

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Entrance Hall

Door to front opens into hallway, with stairs to first floor landing.
Door to side leads into lounge

Lounge

12' 5" x 14' 6" (3.775m x 4.411m)

Double glazed window to front, radiator, feature fireplace housing gas fire. Built in storage cupboard. Double doors to rear open into dining room. Further door to rear opens into kitchen. Coving to ceiling.

Dining Room

9' 6" x 8' 5" (2.899m x 2.565m)

Coving to ceiling, open plan entrance into conservatory

Conservatory

12' 6" x 11' 8" (3.805m x 3.567m)

A superb sized addition to the property with windows to side and rear overlooking the rear garden. Double doors to side leads to outside, radiator and modern flooring. Open plan entrance into Kitchen

Kitchen

9' 6" x 8' 8" (2.908m x 2.638m)

Double glazed window to rear. Door to front leads back into lounge. Wall mounted combination boiler. A range of fitted units

incorporate stainless steel sink unit with draining board and mixer tap. Integral oven, ceramic hob and overhead extractor hood. Plumbing for washing machine and slimline dishwasher, breakfast bar with stools and drawers underneath. Space for fridge / freezer. Tiled ceramic splashbacks, modern flooring

First Floor Landing

Built in double cupboard

Bedroom1

11' 5" x 9' 1" (3.483m x 2.757m)

Double glazed window to rear, radiator

Bedroom 2

11' 5" x 9' 5" (3.468m x 2.87m)

Double glazed window to front, radiator and built in fitted wardrobes

Bedroom 3

6' 8" x 8' 8" (2.020m x 2.644m)

Double glazed window to rear, radiator. Currently used as an office.

Bathroom

6' 2" x 8' 9" (1.878m x 2.657m)

Opaque double glazed window to front, vanity wash basin, panelled bath, low flush w/c

Garage

17' 10" x 8' 9" (5.445m x 2.678m)

Up and over door, light and power with personnel side access door. Approached via a driveway for two cars to the front. Side door accessed from front garden

Outside

The property is approached via a driveway and garage on Kings Court, leading to a low maintenance front garden with shrub borders and tree. The rear garden is an impressive length, with a large patio area ideal for entertaining or al fresco dining, leading to a large lawned garden enclosed by wood panel fencing to all sides.



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



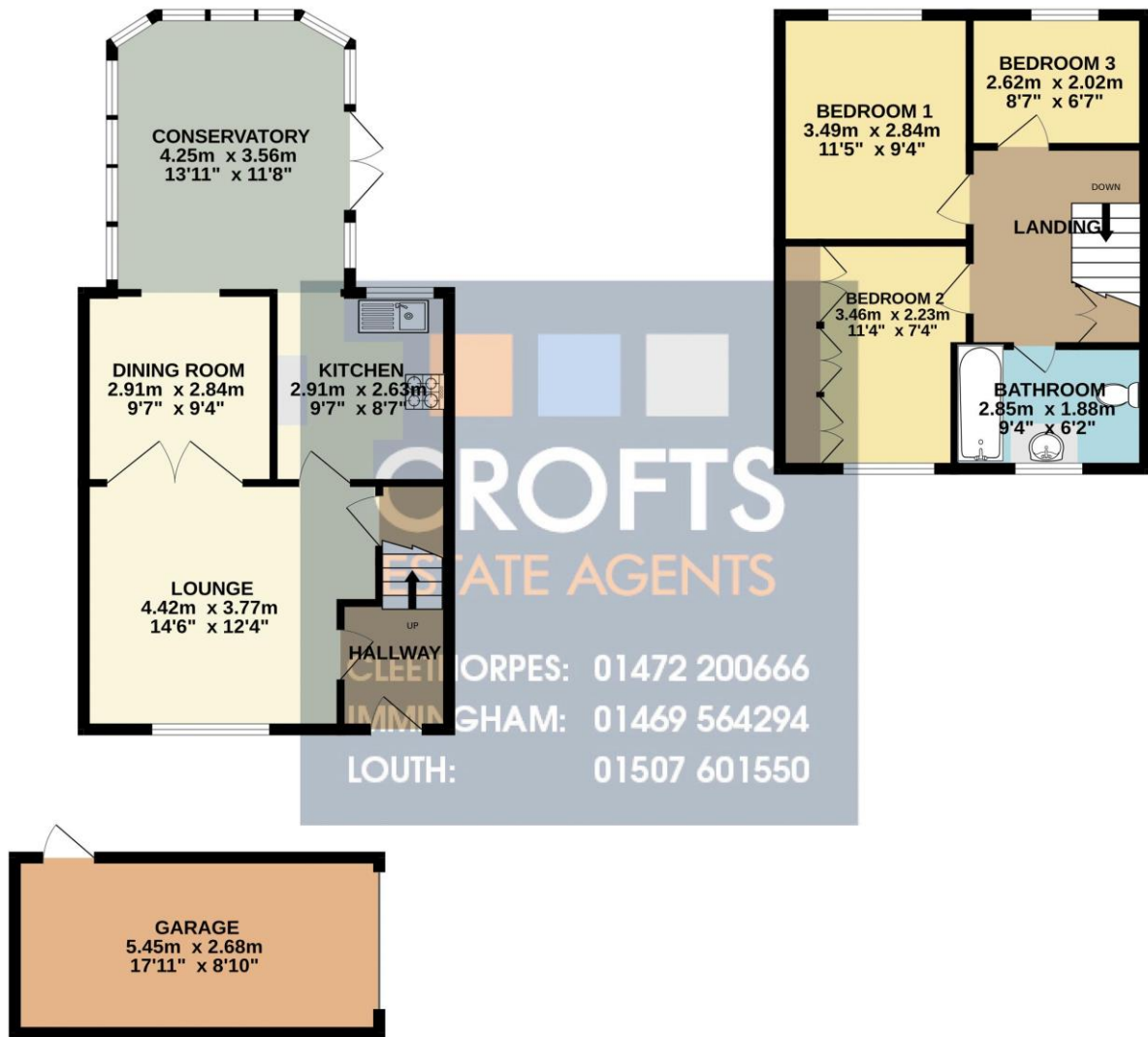


OPEN 7 DAYS A WEEK

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
65.9 sq.m. (710 sq.ft.) approx.

1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 103.9 sq.m. (1118 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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