



CROFTS ESTATE AGENTS

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



**21 Buckingham Road
Louth
LN11 0YU**

£324,995

Set behind impressive private gardens behind Grimsby Road in Louth, is this spacious modern detached family home. Tucked away in the corner of a quiet cul de sac, the property is accessed by a large driveway and double detached garage which leads to the private rear garden. Internal viewings are highly recommended in order for the spacious and well presented living accommodation on offer to be truly appreciated. Briefly comprised of: Entrance hallway, lounge, dining room, modern fitted kitchen, conservatory to the ground floor. The first floor landing has a large loft room which is boarded with light and power with two velux windows providing useful storage. There are four bedrooms in total, three of which are double rooms, with the 4th bedroom being a decent sized single room and is currently used as an office. There is also a superb modern four piece family bathroom suite, along with separate cloakroom housing W/C. Outside, the front garden is mostly lawned and enclosed by tall hedges to the front with gate which is accessed from Grimsby Road. There is a lawn area to the side, with wood panel storage shed and a nice sized private garden to the rear which leads to the detached double garage with gated access to the rear driveway.

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Entrance Hallway

uPVC door to front with opaque glazed side panels opens out into entrance hall with stairs to first floor landing, radiator, dado rail and coving to ceiling.

Lounge

23' 5" x 11' 11" (7.127m x 3.630m)

uPVC bay window to front elevation. Radiator, gas fireplace, uPVC sliding doors to rear lead into back garden. Coving to ceiling.

Dining Room

11' 8" x 8' 7" (3.555m x 2.623m)

uPVC bay window to front, radiator, coving to ceiling.

Kitchen/Breakfast Room

11' 4" x 17' 4" (3.466m x 5.271m)

Two uPVC windows to rear, uPVC door to rear opens into conservatory. Superb range of modern fitted base and eye level units incorporating 1.5 stainless steel sink unit with draining board and "Pozzani" filter tap, integrated double oven, 5 ring gas hob with overhead extractor, plumbing for a dishwasher and washing machine, space for fridge freezer, wall mounted combi boiler, tiled splashbacks, under unit lighting, ceiling beams with spotlights.

Conservatory

7' 6" x 10' 0" (2.297m x 3.05m)

Tiled floor, uPVC door to side leads into rear garden.

First Floor Landing

uPVC window to front elevation, radiator, hatch to loft with drop down ladders, coving to ceiling, dado rail.

Loftroom

28' 10" x 10' 7" (8.79m x 3.22m)

Two velux windows to rear, light and power, fully boarded floor.

Bedroom 1

14' 11" x 11' 3" (4.545m x 3.436m)

uPVC window to front, radiator, range of built in fitted wardrobes and matching shelving units and chest of drawers.

Bedroom 2

11' 8" x 9' 4" (3.564m x 2.842m)

uPVC window to front, radiator.

Bedroom 3

11' 6" x 9' 4" (3.497m x 2.857m)

uPVC window to rear, radiator, oak flooring.

Bedroom 4

8' 3" x 8' 5" (2.509m x 2.554m)

uPVC window to rear, radiator.

Family Bathroom

8' 3" x 7' 9" (2.503m x 2.353m)

Opaque uPVC window to rear, large walk in shower, vanity wash basing, panelled bath, close coupled w/c, heated towel rail. Part tiled walls, tiled floor.

Cloakroom

4' 7" x 2' 10" (1.387m x 0.860m)

Vanity wash basin, close coupled W/C, part tiled walls.

Double Garage

17' 0" x 17' 7" (5.191m x 5.355m)

Two up and over doors, windows to side and rear, personnel access door to side from the rear garden. The garden is accessed from the driveway found at the rear leading from Buckingham Road.

Outside

The front garden is accessed by entrance gate off Grimsby Road, enclosed to all sides by tall hedge boundaries. There is lawned areas to the front, side and rear, with mature shrubs, a wooden storage shed is found to the side of the property, To the rear is a large patio, enclosed to all sides by wood panel fencing, with gated access to the rear leading to the driveway and detached garage.



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

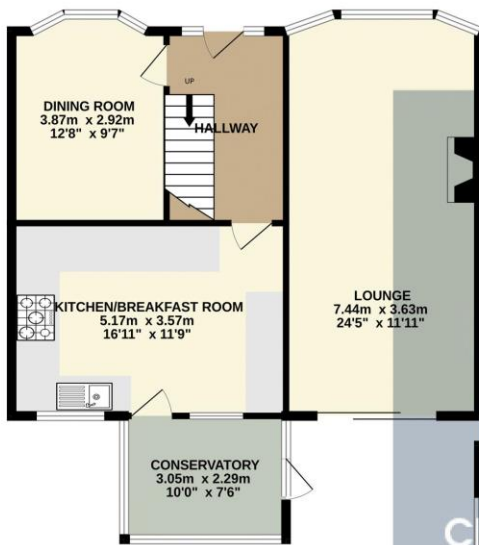




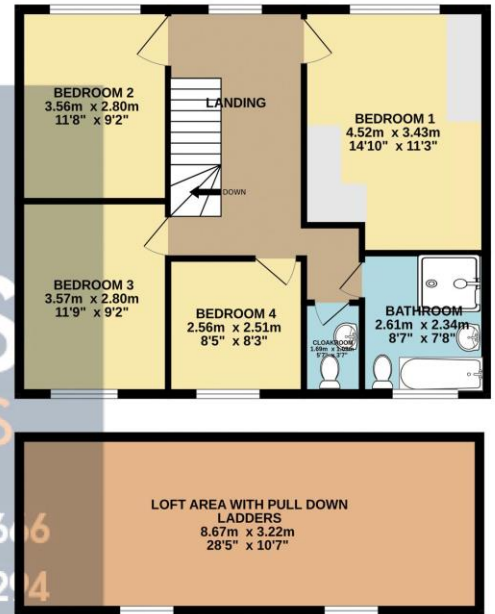
OPEN 7 DAYS A WEEK

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
98.2 sq.m. (1057 sq.ft.) approx.



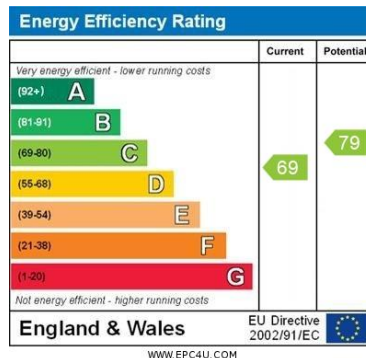
1ST FLOOR
90.7 sq.m. (976 sq.ft.) approx.



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TOTAL FLOOR AREA : 188.9 sq.m. (2033 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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