



# CROFTS ESTATE AGENTS

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



**Arundel Drive**

**Louth  
LN11 0HZ**

**£160,000**

This superb semi detached home lies on the corner of Arundel Drive in Louth, found just off North Holme Road. Well presented and spacious throughout, with the benefit of full uPVC double glazing and gas central heating system, the property also benefits from a single garage and parking space to the rear. Internal viewings of this excellent first time buy are highly recommended and will reveal living accommodation comprising of: Entrance hallway, Lounge, open plan kitchen dining room, rear lobby, bathroom suite, cloakroom and three good sized bedrooms. Outside, the property has a low maintenance garden to the front, along with a nice sized rear garden ideal for families and entertaining / al fresco dining.

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#### Entrance Hallway

uPVC door and side panel opens into entrance hall, stairs to first floor landing and radiator

#### Lounge

11' 0" x 14' 6" (3.35m x 4.43m)

uPVC window to side and front, radiator, yorkstone fireplace with gas fire

#### Kitchen dining room

9' 11" x 14' 5" (3.02m x 4.40m)

uPVC windows to side and rear, radiator. Range of fitted units incorporating sink with draining board and plumbing for a washing machine

#### Rear lobby

6' 2" x 6' 2" (1.87m x 1.87m)

Rear uPVC door leading to rear garden and built in storage cupboard

#### First floor landing

With access into the loft and coving to ceiling

#### Bedroom 1

11' 1" x 10' 0" (3.37m x 3.05m)

uPVC window to front, coving to ceiling, radiator

#### Bedroom 2

10' 2" x 12' 6" (3.09m x 3.81m)

uPVC window to rear, radiator

#### Bedroom 3

7' 1" x 10' 9" (2.15m x 3.27m)

uPVC window to front, radiator

#### Bathroom

5' 7" x 5' 1" (1.69m x 1.56m)

Opaque uPVC window to rear, radiator, panelled bath and pedestal wash basin

#### Cloakroom

5' 7" x 2' 9" (1.69m x 0.83m)

Opaque uPVC window to rear, low flush w/c

#### Garage

Located to the rear of the property, up and over door with parking space in front.

#### Outside

There are low maintenance gardens to the front and rear. The rear garden is enclosed by wood panel fencing with patio and lawn.

**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, all viewings are strictly by appointment only please.

**Council Tax Information**

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

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
39.9 sq.m. (430 sq.ft.) approx.

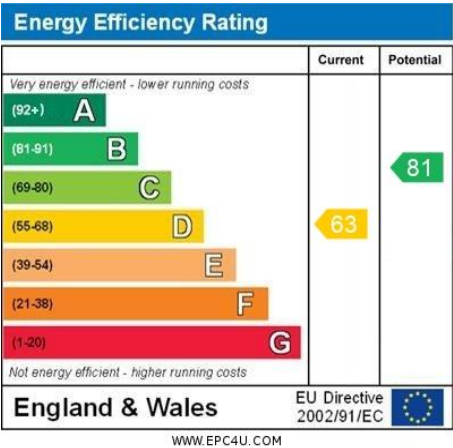
1ST FLOOR  
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA: 79.8 sq.m. (859 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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