



# CROFTS ESTATE AGENTS

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



**52 Abbey Road  
Louth  
LN11 8AQ**

**£192,500**

This spacious and really well maintained semi detached home lies in this popular area of Louth, just off Monks Dyke Road. Offered for sale with NO FORWARD CHAIN, the property stands in a nice private corner plot with the benefit of a detached single garage and driveway. Having full uPVC double glazing and gas central heating system, the property is an excellent opportunity for first time buyers or families. Internal viewing of this spacious home comes highly recommended and will reveal living accommodation comprising of: Entrance hallway, Lounge dining room, modern fitted kitchen, four piece family bathroom and three bedrooms. There are private well maintained gardens to the front side and rear, along with brick outbuildings.

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### Entrance Hall

uPVC door to front opens into hallway, with stairs to first floor landing and under stairs recess. Door to side leads into kitchen, with door to rear leading into lounge dining room.

### Lounge dining room

11' 7" x 21' 2" (3.522m x 6.458m)

uPVC window to rear, uPVC french doors to rear leading to rear garden. Traditional brick fireplace housing electric fire on a tiled hearth.

### Kitchen

10' 5" x 10' 11" (3.185m x 3.328m)

uPVC window to front. uPVC door to side leading to outside. A range of modern fitted units incorporating ceramic hob with extractor over, integral oven, stainless steel sink unit with draining board and mixer tap, plumbing for a washing machine. Tiled splashback ceramics.

### First floor landing

uPVC window to front off staircase.

### Bedroom 1

11' 7" x 11' 0" (3.536m x 3.352m)

uPVC window to front, radiator

### Bedroom 2

10' 10" x 9' 6" (3.298m x 2.892m)

uPVC window to rear, radiator, built in storage cupboard

### Bedroom 3

10' 6" x 6' 4" (3.205m x 1.929m)

uPVC window to front, radiator

### Outside

The front of the property is approached by secure wrought iron gates leading to a driveway and detached single garage. Lawn areas to the side and front, with brick outbuildings to the rear leading to a further private rear garden which is mostly lawn, having shrub borders and being enclosed by tall fence panels.

**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 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.**





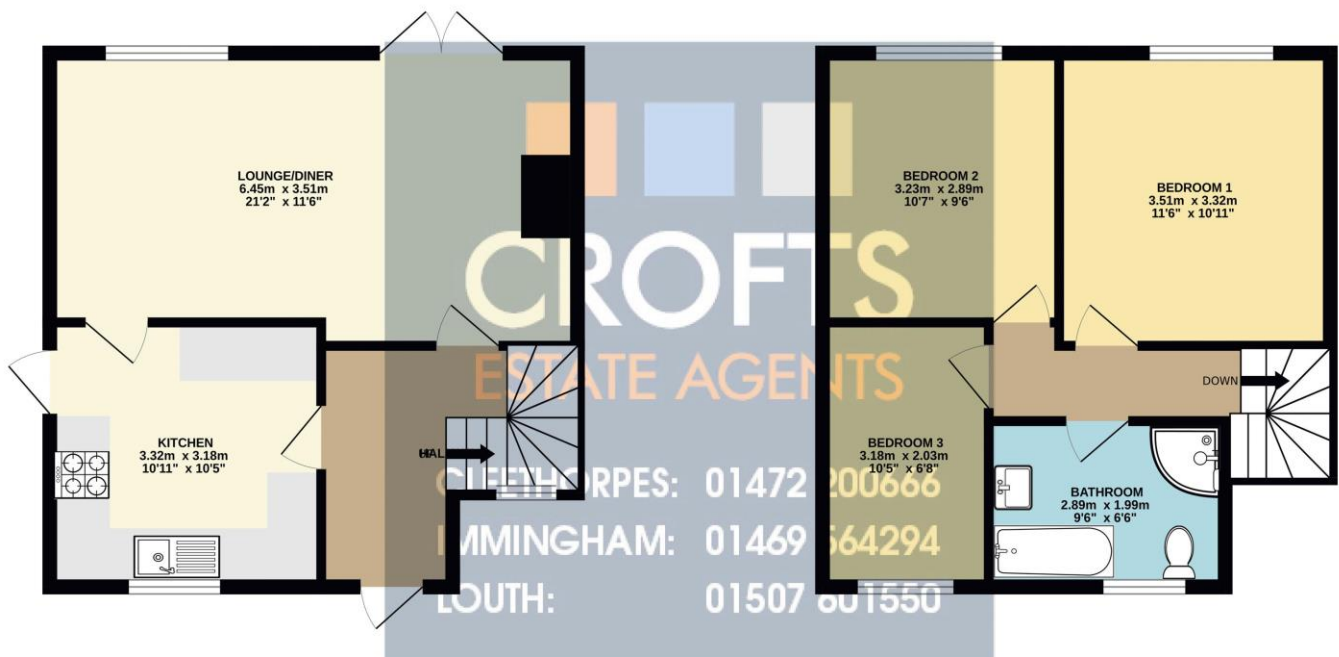


OPEN 7 DAYS A WEEK

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  
39.0 sq.m. (420 sq.ft.) approx.

1ST FLOOR  
38.1 sq.m. (411 sq.ft.) approx.

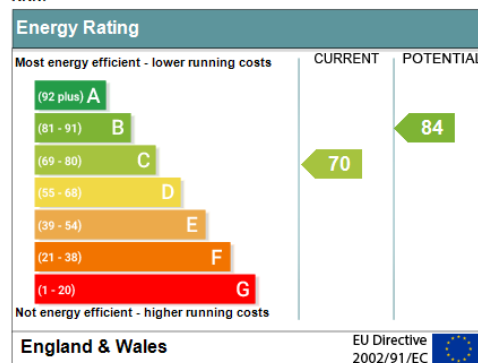


TOTAL FLOOR AREA: 77.2 sq.m. (831 sq.ft.) approx.

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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Address: 52 Abbey Road, LOUTH, LN11 8AQ

RRN:



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