



CROFTS ESTATE AGENTS

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



7 Orchard Close
Louth
LN11 0BS

£235,000

This spacious and well presented detached bungalow lies in this quiet cul de sac just off Keddington Road. Offered for sale with NO FORWARD CHAIN from the vendors side, the property offers good sized, flexible living accommodation throughout which must be viewed in order to be fully appreciated. The property is comprised of : Entrance hallway, lounge dining room, modern fitted kitchen, bathroom suite , dining room / bedroom three and two further double bedrooms. The bungalow also benefits from full uPVC double glazing and gas central heating system. Outside, there is a detached garage with remote controlled door, and a private low maintenance garden to the rear with greenhouse

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Entrance Hall

uPVC to side leads into entrance hall with radiator, with modern flooring, dado rail and coving to ceiling, built in storage cupboard

Lounge

11' 0" x 22' 6" (3.348m x 6.853m)

A large living room with uPVC window to both sides and two uPVC windows to front, two radiators. Modern fireplace housing gas fire on marble hearth. Picture rail and coving to ceiling

Kitchen

8' 3" x 10' 10" (2.503m x 3.294m)

uPVC window to side, uPVC door to side opens into side pathway. Superb modern kitchen having a range of fitted units incorporating ceramic sink with draining board and mixer tap. Gas hob with overhead extractor, integral electric oven, plumbing for a washing machine and space for under counter fridge. Tiled splashbacks. Modern flooring, coving to ceiling

Dining room / Bedroom 3

10' 2" x 9' 9" (3.091m x 2.971m)

uPVC window to side, radiator

Bedroom 1

9' 4" x 12' 0" (2.844m x 3.651m)

uPVC window to rear, radiator

Bedroom 2

12' 9" x 10' 4" (3.874m x 3.139m)

uPVC window to rear, radiator

Bathroom

8' 2" x 7' 11" (2.481m x 2.405m)

Opaque uPVC window to side, panelled bath with shower over, pedestal wash basin, low flush w/c, tiled walls

Detached Garage

16' 8" x 8' 11" (5.080m x 2.716m)

Remote controlled door to front. Window and personal access door to rear. Full light and power

Outside

The front of the property is approached by a small low maintenance garden, enclosed by low level brick walls. A long driveway leads to the detached garage which has remote controlled door and light and power. To the rear is a low maintenance and private garden with access to the side of the property. There is also a greenhouse included in the sale

Tenure

Believed to be , 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

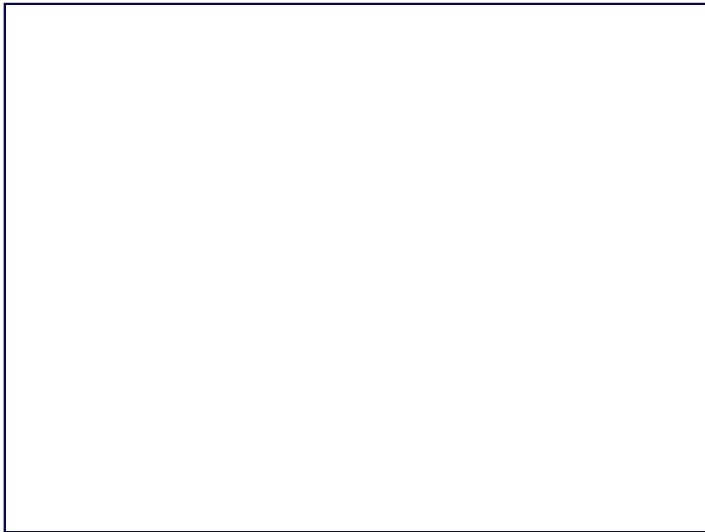
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



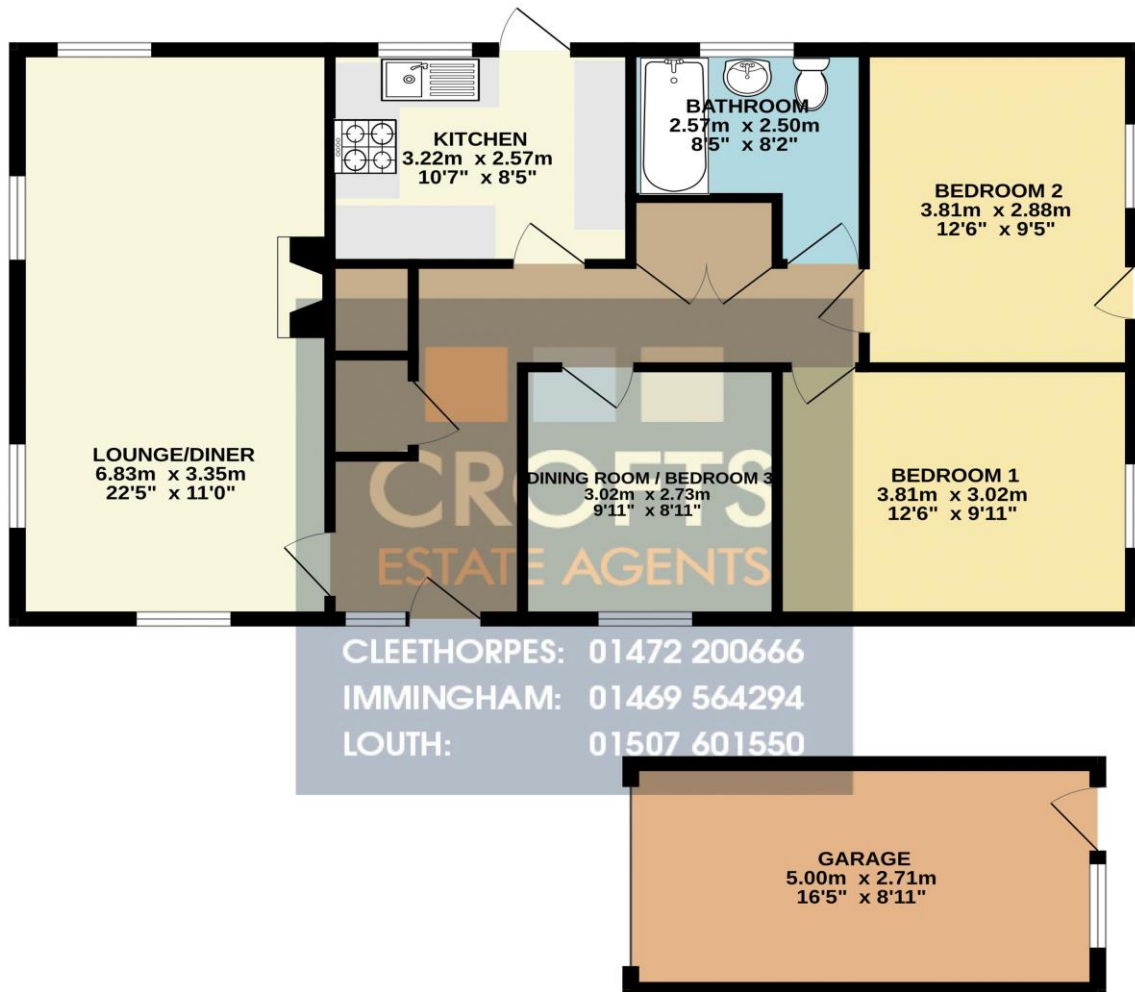




OPEN 7 DAYS A WEEK

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
94.6 sq.m. (1018 sq.ft.) approx.



TOTAL FLOOR AREA: 94.6 sq.m. (1018 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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