



CROFTS ESTATE AGENTS

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



21 Coggle Close Louth LN11 8GL

**Offers in the
Region Of
£259,000**

This spacious detached family home lies in this central Louth position on this popular modern development located just off Park Avenue. Built to a high standard in 2021, the property comes with its NHBC warranty remaining and is an ideal home for the family purchaser. Well presented throughout, the property stands in generous gardens to the rear which are not overlooked. Internal viewings are highly recommended and will reveal spacious living accommodation throughout, comprising of: Entrance hallway, cloakroom, lounge, fitted kitchen dining room, utility room, first floor landing, four bedrooms with the main bedroom having an en suite shower room, as well as family bathroom suite. Outside, the property is approached by a long driveway and detached garage. To the rear is a large private rear garden which is not overlooked from the rear, making it ideal for families and entertaining guests.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

16' 3" x 6' 5" (4.95m x 1.95m)

Door to front opens into entrance hall, with stairs to first floor landing, uPVC window to side. Door under staircase leads to cloakroom

Cloakroom

5' 7" x 2' 10" (1.697m x 0.86m)

Opaque uPVC window to side, pedestal wash basin, close coupled w/c, radiator

Lounge

16' 5" x 11' 0" (4.993m x 3.361m)

uPVC window to front and side, radiator

Kitchen dining room

13' 3" x 17' 9" (4.044m x 5.405m)

uPVC french doors to rear leading to outside, uPVC window to rear. Door to side leads into utility room. Range of superb modern fitted units incorporating stainless steel sink with draining board and mixer tap, integral oven, hob and extractor hood. Tiled ceramic splashbacks.

Utility room

6' 1" x 5' 2" (1.844m x 1.584m)

Door to side leads to outside. Plumbing for washing machine and space for dryer. Built in storage cupboard, tiled splashbacks, radiator.

First Floor Landing

uPVC window to side

Bedroom1

12' 2" x 8' 8" (3.716m x 2.649m)

uPVC window to front, radiator

En suite shower room

4' 0" x 8' 8" (1.209m x 2.639m)

Opaque uPVC window to side, close coupled w/c, pedestal wash basin with vanity storage underneath, walk in shower cubicle

Bedroom 2

10' 8" x 8' 10" (3.245m x 2.688m)

uPVC window to rear, radiator, built in fitted wardrobes.

Bedroom 3

7' 3" x 8' 9" (2.215m x 2.659m)

uPVC window to rear, radiator

Bedroom 4

8' 1" x 8' 9" (2.466m x 2.662m)

uPVC to rear, radiator

Family Bathroom

Opaque uPVC window to side, panelled bath with shower over with screen door, pedestal wash basin with vanity cupboard, close coupled w/c, radiator, tiled walls.

Garage

16' 11" x 9' 0" (5.164m x 2.746m)
up and over door, light and power

Outside

The front of the property is approached by a lawned garden and pathway leading to the front door, there is a long gravelled driveway leading to the detached garage. The rear garden has a large lawned garden enclosed to all sides by tall wood panel fencing and benefits from not being overlooked from the rear.



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



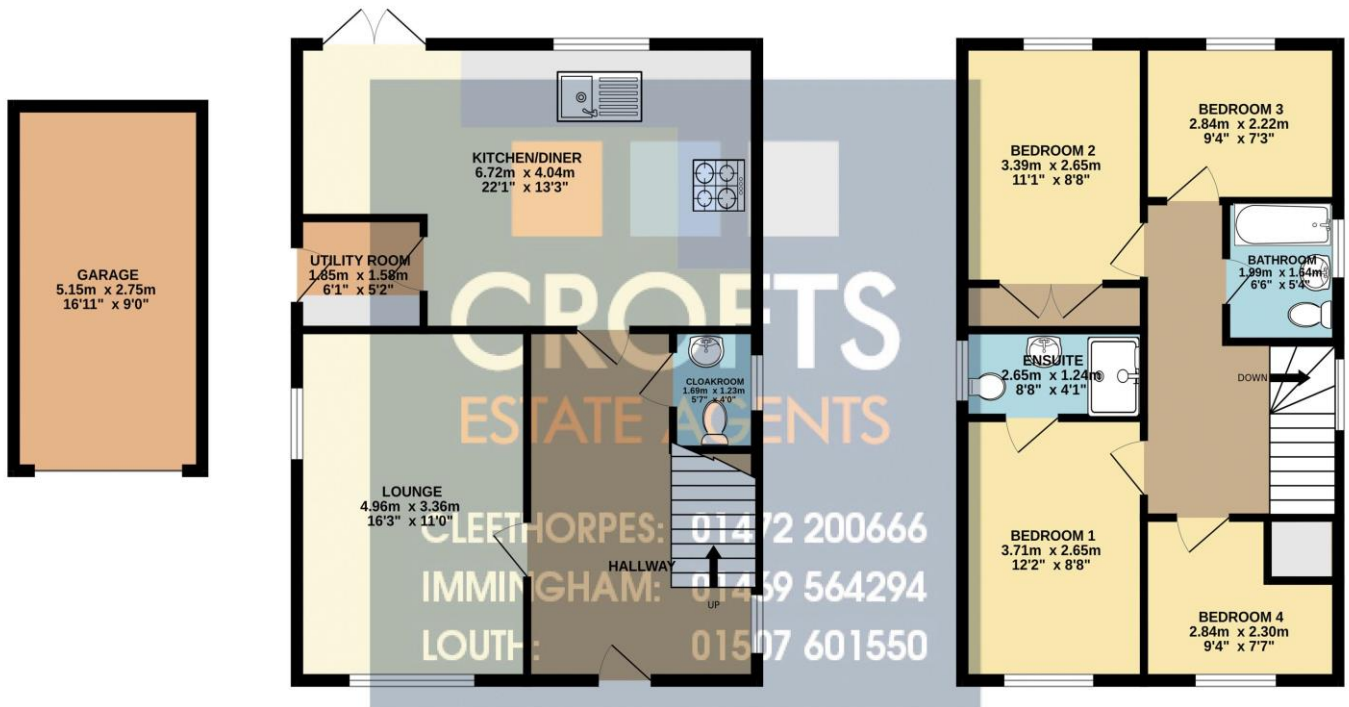


OPEN 7 DAYS A WEEK

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)

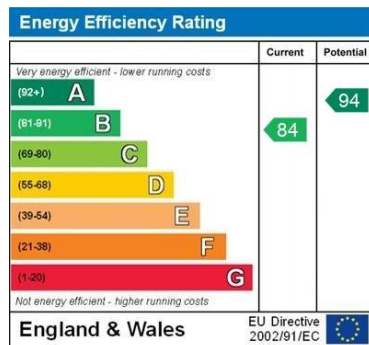
GROUND FLOOR
74.6 sq.m. (803 sq.ft.) approx.

1ST FLOOR
49.4 sq.m. (532 sq.ft.) approx.



TOTAL FLOOR AREA : 124.0 sq.m. (1335 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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