PASSIONATE ABOUT PROPERTY

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James Street

Louth LN11 0JW This delightful two bedroom cottage close to the heart of Louth Town Centre is ready and available for viewings. The property has a desirable layout and offers a well proportioned amount of living space. To the ground floor there is a kitchen diner plus utility area and separate large lounge. On the first floor there are two large double bedrooms, bathroom landing, benefitting from gas central heating. The owners are looking for a long term tenant.

Monthly rental of £465

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Entrance/Utility

8' 10" x 3' 5" (2.70m x 1.03m)

Entered through a wood glass panelled door the entrance leads directly into a utility room with work top and plumbing under for a washing machine. The room also has neutral decor, sash window with blind, pendant light and tile effect vinyl floor.

Kitchen

16' 2" x 8' 9" (4.93m x 2.67m)

A spacious kitchen diner has a generous range of cream wood wall and base units with wood effect work tops over. The kitchen has a 1 and 1/2 bowl sink drainer, space for cooker and tall fridge freezer, stone flagged floor, radiator, neutral decor, six way ceiling light.

Lounge

23' 7" x 10' 2" (7.18m x 3.10m)

The lounge offers an excellent space with exposed oak beams. The lounge has two sash window with vertical blinds radiator, two pendant lights, neutral decor, laminate flooring, brick fireplace and corner tv storage, 3 way spot light and 5 wall lights and brick curved bar under the stairs

Stairs & Landing

Cream carpet and neutral decor, wood stairs leading to first floor, loft access, radiator and pendant light

Bathroom

7' 0'' x 6' 6'' (2.14m x 1.99m)

A good sized bathroom has matching cream three piece suite with shower over bath and shower curtain. There are cream effect fully tiled walls, tile effect vinyl floor, ceiling light, radiator and frosted sash wood window to rear.

Bedroom One

14' 3" x 9' 5" (4.35m x 2.87m) The bedroom has sash window to the front, neutral decor, carpet, radiator and pendant light.

Bedroom Two

16' 1" max x 9' 7" max (4.91m x 2.92m) The bedroom also has sash window to the front, cream/grey decor, carpet, radiator and pendant light.

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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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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