



CROFTS ESTATE AGENTS

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



19a Willow Drive
Louth
LN11 0AH

£230,000

Tucked away in the private position just off Brackenborough Road in Louth, is this spacious two bedroom detached dormer bungalow. Standing in a generous plot with nice sized private gardens, the property is approached by a large driveway to the front providing extensive off road parking. The property has undergone several improvements in recent years, making internal viewings essential in order to fully appreciate the spacious modern living accommodation on offer. Accommodation is comprised of: Entrance hallway, open plan kitchen dining living space, snug / bedroom 2, ground floor bathroom suite, first floor landing leading to bedroom 1 with en suite shower room and study.

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Entrance hall

uPVC door to front opens into hallway, uPVC window to front, stairs to first floor landing, radiator

Kitchen dining living room

19' 0" x 18' 6" (5.80m x 5.641m)

uPVC french doors to rear garden. uPVC window to rear. Two uPVC windows to front. Inset spotlights to ceiling. Modern flooring. Built in cupboard housing boiler. Vertical column radiator. Range of fitted units incorporating stainless steel sink unit with draining board and mixer tap.

Bedroom 2/ snug

8' 11" x 13' 1" (2.730m x 3.977m)

uPVC window to rear. uPVC door to rear leads to rear garden. Built in storage cupboard

Bathroom

5' 1" x 6' 1" (1.545m x 1.853m)

Modern white suite comprising panelled bath with shower over, close coupled w/c, pedestal wash basin. tiled walls, tiled floor

First floor landing

An open plan space from the stairs leading to the main bedroom. Having two uPVC windows to rear and uPVC window to side, with

radiator and built in storage cupboard. Door to side leads into en suite shower room

En suite shower room

6' 7" x 9' 7" (1.996m x 2.910m)

Opaque uPVC window to front. Walk in shower cubicle, vanity wash basin, close coupled w/c

Bedroom

12' 1" x 10' 10" (3.671m x 3.303m)

Two velux windows to front and rear, radiator. Door to side leads into study/ dressing room

Study

7' 0" x 10' 3" (2.145m x 3.133m)

uPVC window to side, radiator

Outside

The property lies at the end of a private road, with initial access on a partially shared gravelled driveway leading to the front. Ample parking facilities for several vehicles. There is gated access at the sides leading to the private rear gardens, which are comprised of lawn and patio areas. There is a wooden storage shed and mature trees and shrubbery to the rear providing privacy



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
55.1 sq.m. (593 sq.ft.) approx.

1ST FLOOR
38.9 sq.m. (418 sq.ft.) approx.



GLEBE: 01472 200666

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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