



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



17 Elm Drive
Louth
LN11 0DG

£299,950

This spacious detached residence benefits from large extended living accommodation to the rear of the ground floor, making it an ideal family home. Offered for sale with NO FORWARD CHAIN, the property is located in a popular position found just off Kedlington Road in Louth and stands in beautifully maintained and private mature gardens to the rear. Internal viewings are highly recommended in order to fully appreciate the extremely well maintained and spacious living accommodation, which is comprised of: Porch, entrance hallway, lounge, fitted kitchen, dining room, sitting room, shower room, conservatory, utility, rear porch, first floor landing, three spacious bedrooms and 4 piece family bathroom suite. Outside, the property is approached by a driveway leading to integral garage with lawned garden to the front. The rear garden is a large private lawned garden with patio and two storage sheds, and is well stocked with mature plants, shrubs and trees providing fantastic private outdoor space, which is ideal for families, al fresco dining or entertaining. In our opinion, there is also fantastic potential for the sitting room and conservatory to be utilised as either an independent work from home business or granny annexe with separate self contained access from the rear porch.

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Entrance Porch

4' 5" x 6' 8" (1.351m x 2.022m)

uPVC door to front with uPVC window to front opens into porch. Further door leads into main entrance hallway

Entrance Hallway

11' 7" x 6' 0" (3.525m x 1.840m)

Stairs lead to first floor accommodation. Door to side leads into lounge. Door to rear leads to kitchen. Radiator.

Lounge

13' 2" x 14' 3" (4.007m x 4.352m)

uPVC window to front and uPVC window to side. Radiator, coving to ceiling, traditional fireplace housing gas fire on tiled hearth

Fitted kitchen

12' 4" x 9' 7" (3.753m x 2.920m)

Door to rear with matching glazed side panels open out into conservatory. Range of modern fitted base and wall units incorporating stainless steel 1.5 sink bowl unit with draining board and mixer tap. Connections and space for cooker with overhead extractor unit, tiled ceramic splashbacks. Open entrance to side leads into dining room

Dining Room

10' 3" x 10' 10" (3.119m x 3.293m)

uPVC window to side, radiator, coving to ceiling. Sliding aluminium double glazed doors to rear lead into sitting room

Sitting Room

16' 8" x 10' 0" (5.080m x 3.044m)

uPVC window to side and rear, radiator, coving to ceiling. Door to side opens into shower room. Sliding aluminium doors to side open into conservatory. Great potential for this area to be utilised along with the conservatory and rear porch as an annexe or a self contained business independent from the main living accommodation

Shower-Room

4' 11" x 4' 3" (1.499m x 1.299m)

Opaque uPVC door to side, corner shower cubicle, low flush w/c, pedestal wash basin, tiled walls, radiator

Conservatory

17' 4" x 10' 3" (5.276m x 3.129m)

uPVC door to side leads into rear porch, sliding aluminium doors to side lead into sitting room. Gas wall heater. Quarry tiled floors.

Rear Porch

5' 7" x 8' 2" (1.703m x 2.496m)

uPVC door to rear with uPVC windows to rear. Space for tumble dryer. Door to side opens into utility room

Utility room

12' 7" x 7' 11" (3.841m x 2.412m)

Door to front leads into integral garage. Two windows to side. Sink bowl unit with draining board and mixer tap, plumbing for washing machine

Garage

16' 11" x 8' 1" (5.166m x 2.455m)

Up and over door, light and power. Window to side

First Floor Landing

uPVC window to side, built in storage cupboard

Bedroom 1

10' 3" x 12' 7" (3.126m x 3.824m)

uPVC window to rear, radiator, fitted wardrobes and built in storage cupboards

Bedroom 2

11' 8" x 12' 6" (3.544m x 3.804m)

uPVC window to front, radiator and built in storage cupboard

Bedroom 3

8' 7" x 8' 5" (2.614m x 2.567m)

uPVC to side, built in storage cupboard, radiator

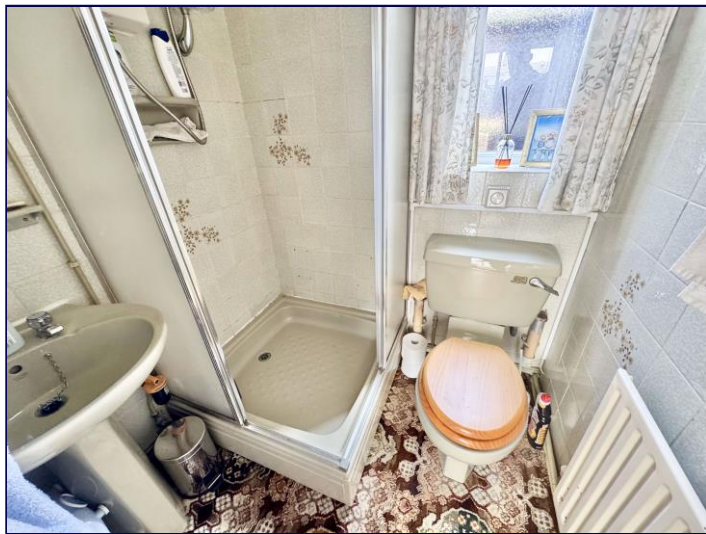
Bathroom

7' 2" x 8' 2" (2.190m x 2.483m)

Opaque uPVC window to rear. Corner bath, walk in shower, low flush w/c, radiator

Outside

Driveway to the front approached integral garage. Lawned front garden is enclosed by low level brick walled boundaries. Gated access to the side of the property leads to the rear garden. Rear garden is large, private and beautifully maintained. Mostly lawn, enclosed by mature hedges, shrubs and trees. Two wooden storage sheds and greenhouse. Further private garden area with gravel bed and decorative pergola. Ideal space for families and entertaining.



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



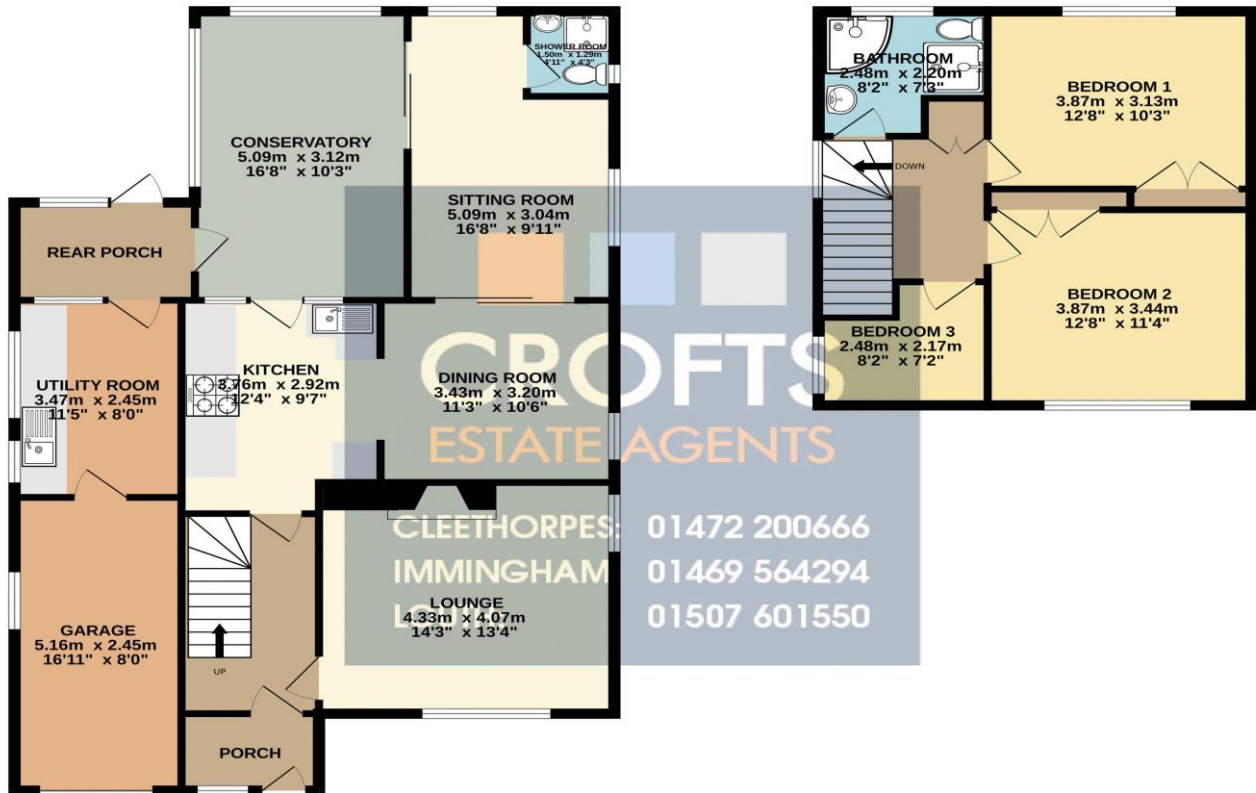


OPEN 7 DAYS A WEEK

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
104.5 sq.m. (1125 sq.ft.) approx.

1ST FLOOR
44.1 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 148.5 sq.m. (1599 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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