



CROFTS ESTATE AGENTS

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



3 Wellington Street
Louth
LN11 0JS

£145,000

This spacious mid terrace home comes with larger than expected living accommodation, having the benefit of its own self contained passageway leading to the back garden and resulting in larger living space on the first floor. The property was also originally 3 bedrooms before the main bedroom was adapted into a huge double room, this can easily be reverted to its original form if required. The tastefully presented living accommodation is ideal for first time buyers and early internal viewings are strongly encouraged in order to fully appreciate the property on offer, which is comprised of: Entrance hallway, lounge, dining room, fitted kitchen, pantry, two double bedrooms, landing with storage cupboard and shower room suite. Outside, there is a nice sized and low maintenance rear garden with brick storage outbuildings along with a secure gated passageway which leads to the front of the property, ideal for transporting larger items to the rear of the property or bicycle / motorvehicle.

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Entrance Hall

uPVC door to front opens into hallway, stairs to first floor. Door to side leads to lounge, door to rear leads to dining room

Lounge

11' 10" x 10' 4" (3.602m x 3.161m)

uPVC window to front, radiator, coving to ceiling. Traditional fireplace housing open fire

Dining Room

11' 9" x 13' 9" (3.594m x 4.197m)

uPVC window to rear, radiator. Under stairs storage cupboard. Door to rear leads into kitchen. Coving to ceiling

Kitchen

7' 9" x 6' 10" (2.351m x 2.080m)

Range of modern fitted base units incorporating stainless steel sink unit with draining board and mixer tap, connections for cooker and overhead extractor. Plumbing for a washing machine Door to side leads into porch. uPVC window to side. Tiled splashbacks. Spotlight ceiling. Open entrance into pantry with further uPVC window to side, radiator and space for fridge/ freezer

First Floor Landing

11' 11" x 6' 8" (3.638m x 2.041m)

An unusually spacious landing area with built in double storage cupboard and radiator. Access to both bedrooms and shower room

Bedroom 1

11' 11" x 17' 4" (3.633m x 5.272m)

Two uPVC windows to front, two radiators. Originally two separate bedrooms which have been converted into one larger room.

Bedroom2

11' 11" x 11' 8" (3.637m x 3.556m)

uPVC window to rear, radiator

Shower Room

7' 8" x 6' 11" (2.339m x 2.107m)

uPVC window to side. Close coupled w/c, pedestal wash basin, walk in corner shower cubicle. Fully tiled walls

Rear Garden

A nice sized private and low maintenance rear garden with two brick built storage outbuildings, enclosed by tall wood panel fencing and brick walled boundaries with access to the secure passageway via wooden gate to front leading to the front pavement of the street



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



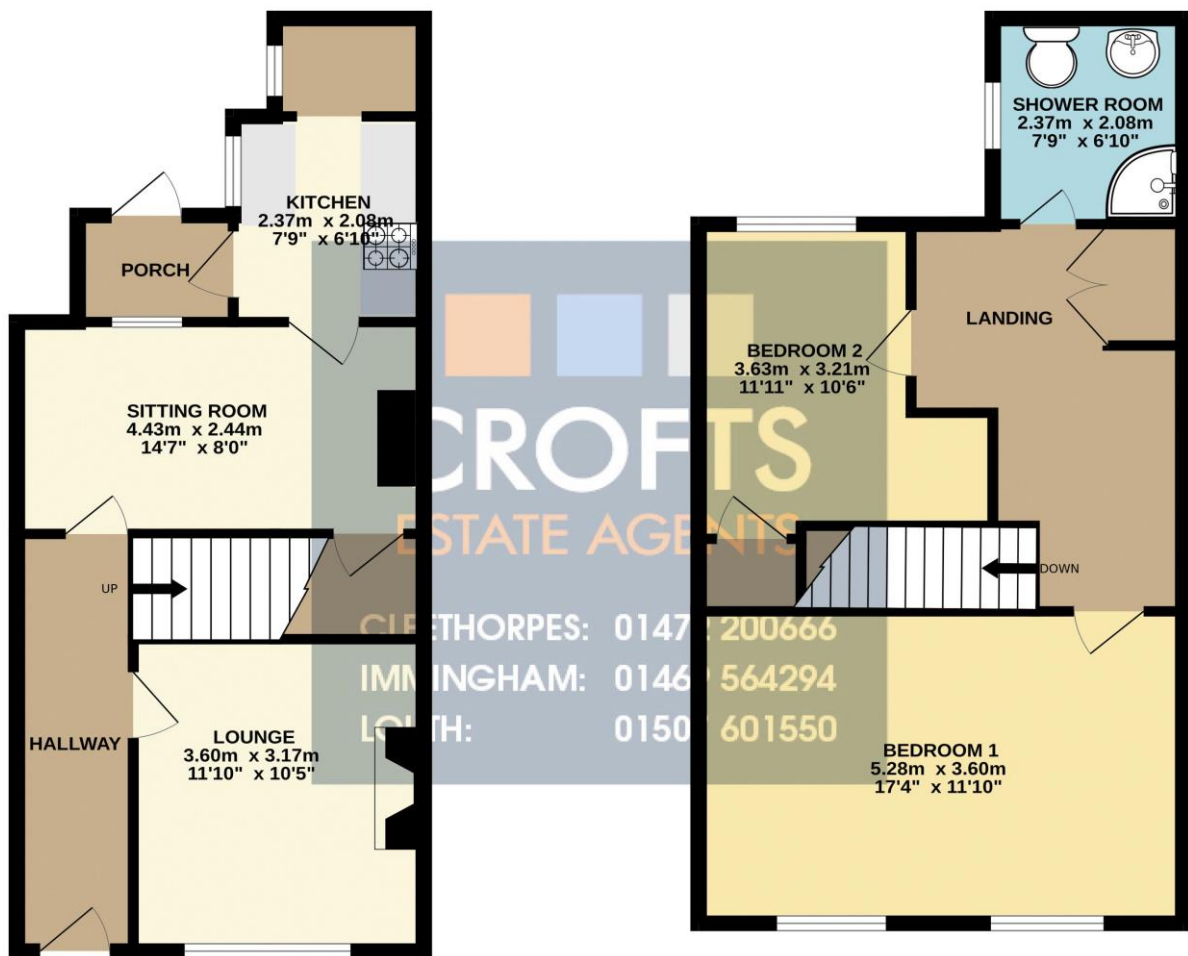


OPEN 7 DAYS A WEEK

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
39.9 sq.m. (430 sq.ft.) approx.

1ST FLOOR
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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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