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



Michael Foale Lane

Louth
LN11 0GT

Offers in the Region Of
£170,000

This superb modern semi detached home lies in this quiet cul de sac just off Keddington Road. Located within walking distance of an abundance of amenities, the property has undergone a number of improvements including newly installed combination boiler, replacement uPVC windows and outside lighting. An excellent opportunity for first time buyers, downsizing or bolt hole/ buy to let opportunity, early internal viewings are highly recommended , with spacious and well presented living accommodation comprising of: Entrance hallway, cloakroom, lounge, kitchen dining room, first floor landing, two double bedrooms and family bathroom suite. Outside, there are two allocated block paved parking spaces, and a nice sized private and low maintenance rear garden, with external lighting to the front and rear.

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Entrance Hall

Door to side opens into entrance hallway. Door straight ahead leads to cloakroom. Door either side leads into Kitchen and Lounge areas.

Cloakroom

5' 10" x 2' 11" (1.79m x 0.9m)

Close coupled W/C, pedestal wash basin, close coupled w/c , radiator

Kitchen dining room

8' 6" x 11' 9" (2.58m x 3.570m)

uPVC french doors leading to the rear garden. Radiator. Range of modern fitted units incorporating 1.5 ceramic sink with draining board and mixer tap. Integral oven, hob and extractor over. Tiled splashbacks. Tiled floor

Lounge

12' 10" x 11' 9" (3.903m x 3.574m)

uPVC window to front, radiator, stairs leading to the first floor landing. Coving to ceiling

First Floor Landing

Built in storage cupboard

Bedroom 1

8' 5" x 11' 9" (2.56m x 3.585m)

uPVC window to rear, radiator

Bedroom 2

12' 10" x 11' 9" (3.903m x 3.574m)

uPVC window to front, radiator

Bathroom

5' 2" x 7' 4" (1.574m x 2.244m)

Opaque uPVC window to side. Panelled bath with shower over, close coupled w/c, pedestal wash basin , heated towel rail. Tiled walls

Outside

The property has two allocated parking spaces to the front of the property which is block paved. The rear garden is private and low maintenance, comprising of block paving with decorative gravel borders, enclosed to all sides by tall wood panel fencing. New external lighting was installed to both the front and rear in the last 6 months

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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

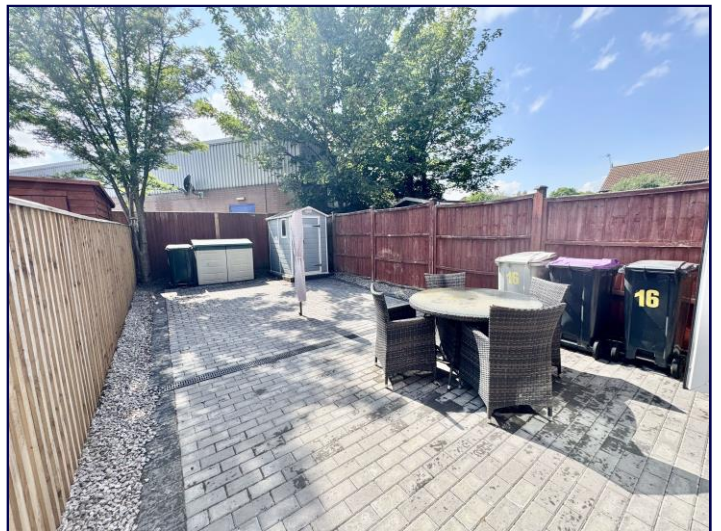
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



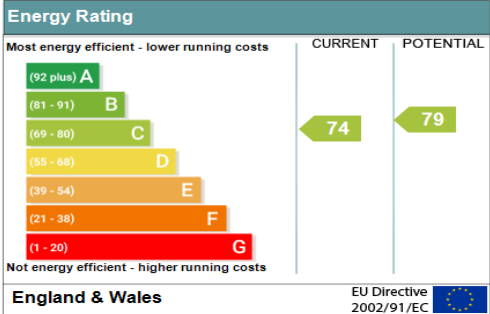
GROUND FLOOR

1ST FLOOR



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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Address: 16 Michael Foale Lane, LOUTH, LN11 0GT
RRN:



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