



CROFTS ESTATE AGENTS

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



52 Priory Close
Louth
LN11 9AS

Offers in the Region Of £175,000

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Property Description

Tucked away in this quiet cul de sac found just off Monks Dyke Road, is this spacious and well maintained semi detached bungalow. Offered for sale with NO FORWARD CHAIN, the property is ideal for downsizing/ retirement . Having full uPVC double glazing and gas central heating system, internal viewings are recommended and will living accommodation comprising of: Lounge, kitchen dining room, inner hallway, bathroom suite and two bedrooms, with a small conservatory leading off bedroom two. Outside, the property has a good sized driveway with gated access leading to a single garage. There is a block paved garden to the front enclosed by low level brick walls. To the rear there is a private rear garden which has mature trees and borders

Entrance

uPVC entrance door to side opens into Kitchen dining room

Kitchen dining room

12' 8" x 8' 7" (3.872m x 2.618m)

uPVC double glazed window to front. Range of modern fitted units incorporating stainless steel sink with draining board, connections for cooker, wall mounted boiler. Coving to ceiling. uPVC door to side leads to driveway. Door to rear leads to inner hall

Inner hall

doors to all sides leading to lounge, bathroom and both bedrooms

Lounge

15' 11" x 9' 6" (4.859m x 2.893m)

uPVC window to front, radiator. Coving to ceiling

Bathroom

6' 9" x 5' 5" (2.047m x 1.652m)

Opaque uPVC window to side. Low flush w/c, pedestal wash basin. Panelled bath, with shower over. Tiling to walls

Bedroom 1

13' 1" x 9' 6" (3.988m x 2.889m)

uPVC window to rear, radiator

Bedroom

8' 7" x 8' 7" (2.612m x 2.620m)

uPVC sliding doors to rear lead into conservatory. Radiator

2

Conservatory

5' 9" x 7' 7" (1.751m x 2.312m)

uPVC door to side leads into rear garden

Outside

Front of the property is approached by a driveway and block paved front garden. Gated access to side of the property leads to a single garage with side access door. The rear garden is private and has mature plants bushes and trees, requiring some attention.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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.



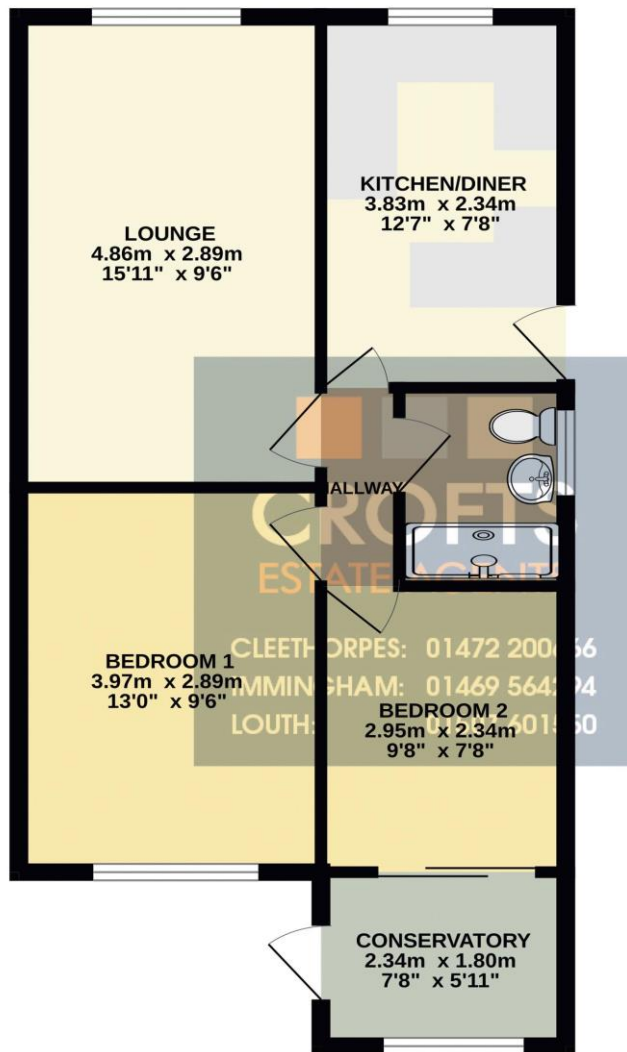


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA : 50.4 sq.m. (543 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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