



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



76 Victoria Road
Louth
LN11 0BX

£270,000

This superb bay fronted period home lies in this ever popular position within Louth and with close proximity to a wide range of amenities. The property has the benefit of a detached garage and driveway accessible to the rear, providing secure off road parking facilities. Internally, the property offers flexible and generous living accommodation throughout and is very well presented, making it an ideal proposition for the family market. Internal viewings are highly recommended and will reveal living accommodation briefly comprising of: Entrance hallway, bay fronted lounge, sitting room, kitchen dining room, rear lobby, cloakroom, split level landing area, three spacious double bedrooms and superb 4 piece family bathroom suite. Outside, the property is well set back from the road and is approached by a long front garden with pathway leading to the front garden which is enclosed by a walled boundary with entrance gate. The rear garden has a concrete patio and pathway leading to a large lawned area. There is a separate private tiled patio area with wooden storage shed and decorative fencing leading to the garden bar area, creating an excellent entertaining space. The bar area leads into the detached single garage which has a roller door and security light, with a hardstanding area providing further off road parking.

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Entrance Hallway

Door to front opens into hallway, stairs to first floor landing, understairs storage cupboard, radiator mosaic tiled floor.

Lounge

14' 8" x 12' 3" (4.477m x 3.728m)

uPVC walk in bay window to front, radiator, coving to ceiling. Feature open fireplace.

Sitting Room

12' 0" x 10' 3" (3.655m x 3.117m)

Sash window to rear, radiator, coving to ceiling, feature open fireplace, built in storage cupboards in chimney breast recess

Kitchen/ Dining Room

22' 0" x 9' 0" (6.712m x 2.753m)

Open plan entrance to side leads into utility room having plumbing for washing machine and uPVC window to side. Two further uPVC windows to side. Fitted units incorporating i.5 sink bowl with draining board and mixer tap, integral oven, hob and extractor over. Tile floor, part tiled splashbacks. The kitchen dining area is a blank canvas offering great potential for the purchaser to install their own design and finish. Open entrance to rear leading into the rear lobby area.

Rear lobby

4' 4" x 8' 11" (1.323m x 2.710m)

uPVC window to rear. Partition wall with entrance to close coupled w/c. uPVC door to side leading to the rear garden. Having recently plaster boarded walls, this is an area which provides a blank canvas for the potential buyer to complete the renovation works.

First Floor Landing

Split level landing leading to all three bedrooms and bathroom suite. Built in storage cupboard.

Bedroom1

12' 1" x 15' 9" (3.676m x 4.795m)

Two uPVC windows to front, radiator, coving to ceiling, feature fireplace

Bedroom 2

11' 10" x 10' 5" (3.606m x 3.18m)

uPVC window to rear, coving to ceiling, feature cast iron fireplace

Bedroom 3

13' 10" x 9' 1" (4.213m x 2.766m)

uPVC window to rear, radiator, spotlight ceiling

Bathroom

5' 5" x 12' 5" (1.655m x 3.780m)

Two opaque uPVC windows to side. Walk in corner shower cubicle, panelled bath. Close coupled w/c with attached vanity wash basin. Heated towel rail, tiled walls, tiled flooring. Spotlight ceiling

Garage

10' 11" x 9' 7" (3.319m x 2.921m)

Roller door to front, light and power. Sliding doors to rear leads into the garden bar

Garden bar

5' 5" x 9' 6" (1.659m x 2.90m)

Double doors to front with partition wall and door leading to garage

Outside

The front of the property is well set back from the road, enclosed by brick wall boundaries with lawned front garden and pathway leading to the front door. The rear garden is large and private, having a lawn area with lovely patio leading to a garden bar which in turn leads to the detached garage which has a roller door, light and power. There is a further parking space in front of the garage, which is accessed from Keddington Road. There is also a large wooden storage shed



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

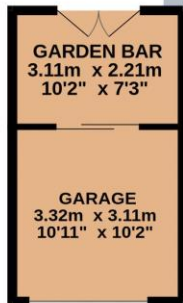




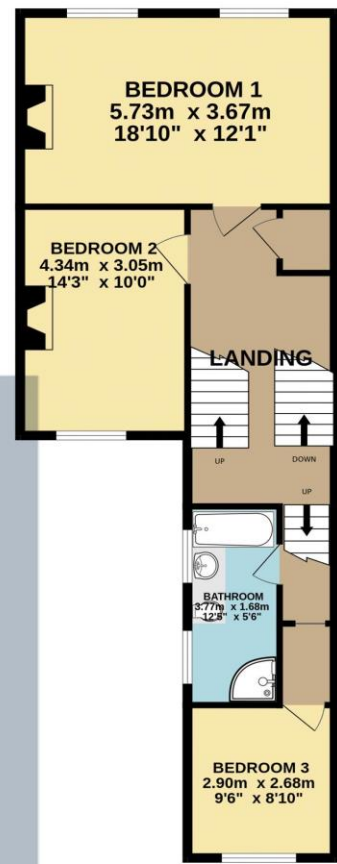
OPEN 7 DAYS A WEEK

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
83.3 sq.m. (897 sq.ft.) approx.



1ST FLOOR
66.3 sq.m. (713 sq.ft.) approx.



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contained here, measurements
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