



# CROFTS ESTATE AGENTS

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



## Harewood Crescent Louth LN11 0JD

**Offers in the Region  
Of £189,950**

Spacious semi detached family home located in this quiet cul de sac position found just off North Holme Road in Louth. Offered for sale with NO FORWARD CHAIN, the property benefits from a driveway, garage and outbuildings as well as a mature and private garden to the rear which is not overlooked. Ideal for first time buyers or young families, the property benefits from full uPVC double glazing and gas central heating and offers scope for further cosmetic improvements. Internal viewings are highly recommended and will reveal spacious living accommodation throughout, comprising of: Entrance hallway, lounge, dining room, fitted kitchen, first floor landing, three bedrooms, w/c and wet room. Outside is a single garage with outbuildings approached by a driveway providing ample off road parking. The private and mature rear garden is ideal for entertaining or al fresco dining.

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#### Entrance Hall

uPVC door and side panel to front opens into hallway with stairs to first floor landing. Door to rear leads into Kitchen. Door to side leads into lounge

#### Lounge

12' 7" x 12' 3" (3.841m x 3.732m)

uPVC window to front. Sliding door to rear leads into dining room. Feature traditional fireplace with decorative tiled hearth.

#### Dining Room

12' 2" x 9' 4" (3.708m x 2.835m)

Sliding doors to rear lead into the rear garden. Door to side leads into Kitchen. Radiator and modern flooring

#### Kitchen

12' 7" x 8' 6" (3.825m x 2.579m)

uPVC window to rear. uPVC door to side leads to outside. Range of modern fitted units incorporating sink bowl unit with draining board and mixer tap, plumbing for washing machine. 4 ring hob and extractor over, double integral oven and microwave, built in storage cupboard. Radiator and modern flooring

#### First Floor Landing

uPVC window to side. Built in storage cupboard

#### Bedroom 1

12' 6" x 10' 2" (3.814m x 3.090m)

uPVC window to front, radiator, built in sliding wardrobes

#### Bedroom-2

10' 10" x 10' 2" (3.290m x 3.109m)

uPVC window to rear, radiator

#### Bedroom 3

9' 6" x 7' 10" (2.897m x 2.385m)

uPVC window to front, radiator

#### Wet room

5' 1" x 4' 9" (1.56m x 1.442m)

Opaque uPVC window to rear, pedestal wash basin, shower, tiled walls

#### W/C

5' 7" x 2' 6" (1.693m x 0.76m)

Opaque uPVC window to rear, low flush w/c

#### Garage

14' 1" x 7' 11" (4.295m x 2.408m)

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

**Outside**

The front of the property is approached by a driveway leading to the single garage with gated access to the side of the property leading to further outbuildings and the good sized private mature rear garden which comprises of large patio, wooden storage shed. There is a lawn enclosed by established hedges and borders.

**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](http://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  
48.2 sq.m. (519 sq.ft.) approx.

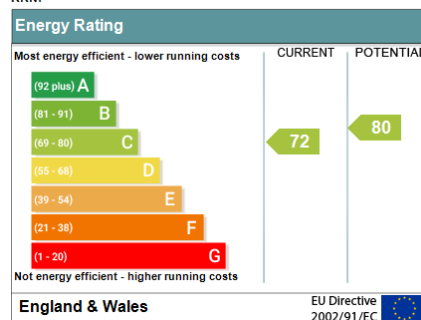
1ST FLOOR  
38.7 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 86.9 sq.m. (935 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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Address: 9 Harewood Crescent, LOUTH, LN11 0JD  
RRN:



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