



CROFTS ESTATE AGENTS

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



Wellington Street

Louth
LN11 0JS

Offers in the Region Of
£170,000

This sizeable mid terrace property is nestled in a sought-after area within the ever popular market town of Louth and is well placed for easy access to local amenities and the town centre whilst also having excellent transport links. The property features two bedrooms, first floor bathroom, a large open plan lounge diner, rear garden with patio area and a stylish bathroom featuring under floor heating, with storage solutions throughout the home. The property further benefits from full uPVC double glazing and gas central heating system and in this agents opinion is an excellent first time buy or turn key investment opportunity, with early internal viewings considered essential.

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Entrance Hall

uPVC entrance door to front opens into hallway, radiator, cupboard under stairs, Karndean flooring, spotlights. Door to side leads into lounge

Lounge

11' 1" x 11' 6" (3.37m x 3.5m)

uPVC window to front aspect, radiator. With built in cupboard to the chimney breast, sockets, TV point, telephone point, radiator, open plan entrance into dining room

Dining Room

11' 3" x 11' 6" (3.44m x 3.5m)

With Karndean flooring, sockets, HIVE controls, radiator, stairs to first floor landing. Open entrance into study /play area

Kitchen dining room

11' 11" x 13' 1" (3.62m x 3.99m)

A superb open plan kitchen dining living space with space for study or play area. With Karndean flooring, uPVC double glazed french doors to the rear patio, sockets, spotlights, radiator, integrated fridge freezer, washing machine, NEFF electric and gas hob with extractor over, dishwasher, a range of wall, base and drawer units, composite sink and drainer with mixer tap, uPVC double glazed window to the rear, roll top work surface.

First Floor Landing

With loft hatch, built in storage cupboard and access into both bedrooms and bathroom

Bedroom 1

13' 2" x 11' 7" (4.01m x 3.54m)

uPVC window to front, radiator and built in cupboards.

Bedroom 2

11' 5" x 8' 2" (3.47m x 2.49m)

uPVC double glazed window to rear, radiator

Bathroom

9' 1" x 5' 10" (2.77m x 1.788m)

Opaque uPVC window to side. Superb bathroom having underfloor heating, tiled walls, spotlights, tiled flooring, P-shaped bath with rainfall shower head over, towel rail radiator, close coupled W.C., pedestal sink with mixer tap, cupboard housing tank and further storage.

Outside

A nice sized private garden to the rear ideal for al fresco dining and entertaining. Comprising of lawn and decorative patio and pathway.



Tenure

Believed to be , 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

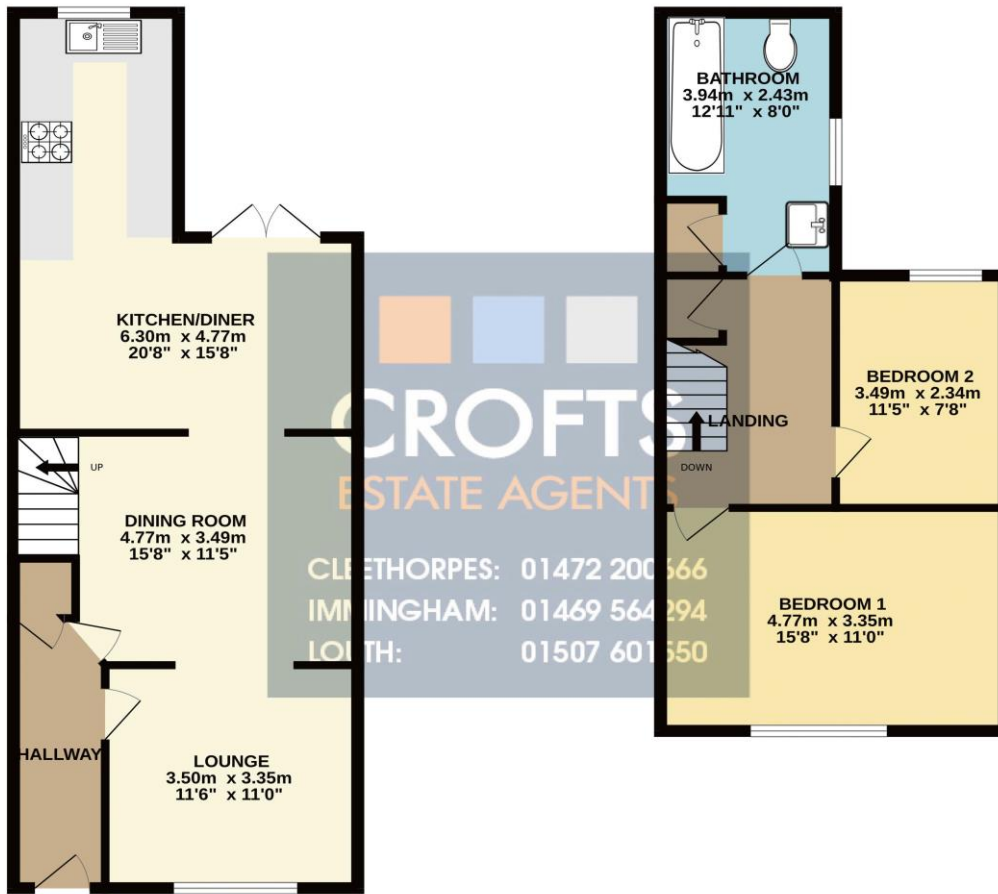
Free Valuations

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.



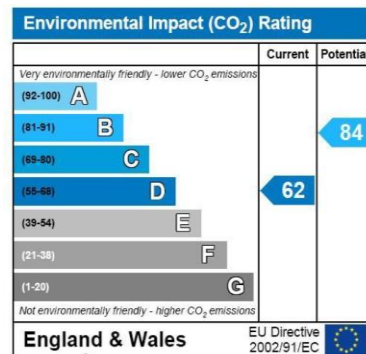
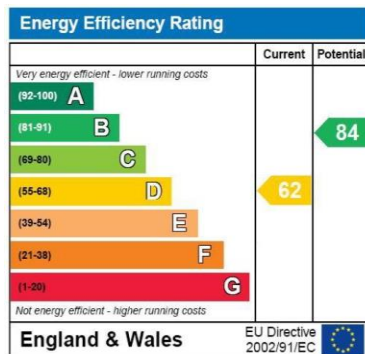
GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.

1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA: 96.5 sq.m. (1038 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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