



CROFTS ESTATE AGENTS

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



The Sidings

Louth
LN11 0PX

Offers in the Region Of
£129,950

This modern mid link property is tucked away in this quiet cul de sac within easy reach of Louth centre and an abundance of amenities. Offered for sale with NO FORWARD CHAIN, the property is an ideal starter home / first time buy, buy to let investment or could be suitable for downsizing. Internal viewings are highly recommended and will reveal low maintenance living accommodation throughout, comprising of: Porch, lounge, fitted kitchen dining room, Two bedrooms and bathroom suite. Outside, there is a driveway to the front providing off road parking and a low maintenance courtyard garden to the rear

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Entrance Porch

3' 10" x 3' 9" (1.17m x 1.14m)

uPVC door to front opens into entrance porch. Further door leads into lounge

Lounge

11' 10" x 14' 9" (3.61m x 4.50m)

uPVC double glazed window to front, stairs to first floor landing, radiator, modern flooring. Feature modern fire surround housing electric fire. Door to rear leads into kitchen

Kitchen dining room

11' 10" x 8' 11" (3.61m x 2.72m)

uPVC door to rear aspect leading to outside. uPVC double glazed window to rear aspect. Fitted kitchen with a range of wall and base units with, one and a half bowl resin sink unit with draining board and mixer tap, integral cooker, four ring gas hob with featured stainless steel extractor hood over, space for fridge/freezer, partially tiled walls. Plumbing for washing machine

First Floor Landing

Leads to both bedrooms and bathroom suite

Bedroom 1

14' 10" x 8' 11" (4.52m x 2.72m)

Two uPVC double glazed window to front, radiator and built in storage cupboard

Bedroom 2

12' 8" x 5' 8" (3.85m x 1.73m)

uPVC double glazed window to rear aspect

Bathroom

5' 11" x 6' 11" (1.80m x 2.11m)

Opaque uPVC double glazed window to rear, Comprising of a three piece suite, panelled bath with electric shower over, pedestal wash hand basin with single taps, w.c., tiled splash backs.

Outside

The property is approached to the front by a driveway providing off road parking for 2 cars. To the rear is a private and low maintenance courtyard.

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 : 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

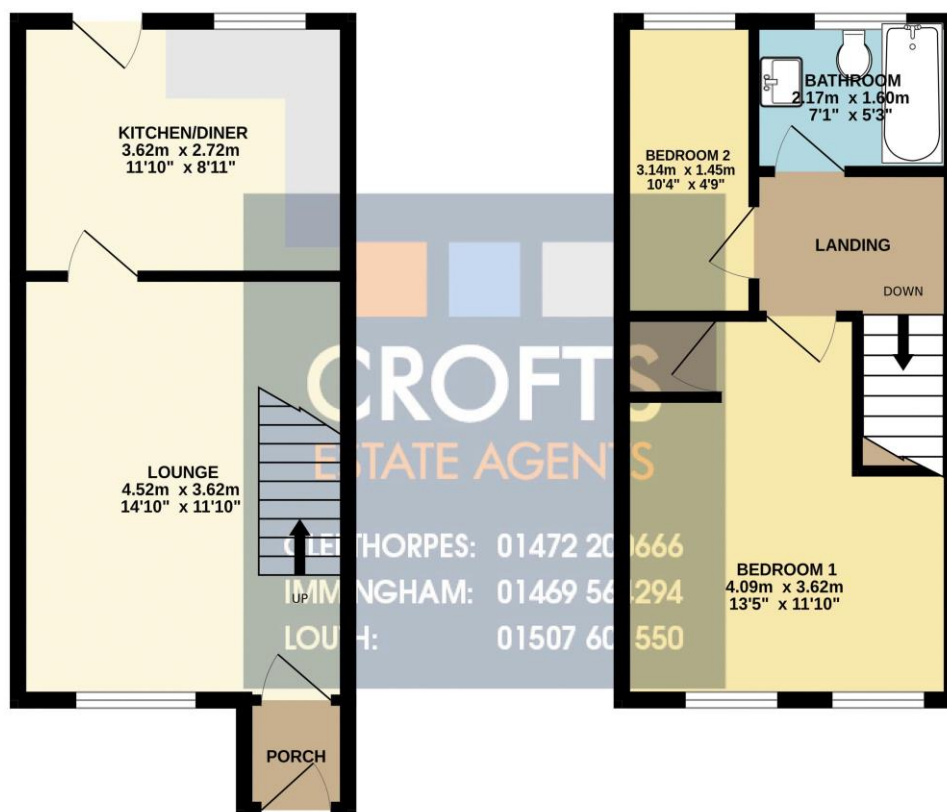
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
27.5 sq.m. (296 sq.ft.) approx.

1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 53.7 sq.m. (578 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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