



# 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



**31 Broadbank  
Louth  
LN11 0EN**

**£280,000**

This stunning bay fronted residence lies in this highly convenient position with easy access to the centre of Louth and its abundance of amenities. Having the benefit of TWO PARKING SPACES to the rear, this spacious home retains lots of character and is an ideal proposition for first time buyers or families, with internal viewings considered absolutely essential in order to fully appreciate the opulence and spacious living accommodation on offer within. The property is briefly comprised of entrance hallway, bay fronted lounge with log burner, dining room, leading to handy utility room and superb fitted kitchen with bi fold doors, ground floor shower room, landing area with built in cupboard and study area, three bedrooms, two of which are double rooms, with bedroom one being served by a fantastic en-suite shower room. Outside, the private and low maintenance gardens offer fantastic space for entertaining guests and al fresco dining, laid out over two levels and lead to two off road parking spaces to the rear of the property.

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#### Entrance hallway

Original solid wood entrance door to front leads into the opulent hallway, with radiator, down lights and stairs to the first floor landing.

#### Lounge

12' 0" x 12' 0" (3.65m x 3.66m)

The comfortable and stylish lounge is comprised of Single glazed bay window with plantation shutters, fitted cupboard and shelving to the alcove, two radiators and multi-fuel log burning stove on brick hearth and painted wooden fire surround with deep ornate coving to ceiling.

#### Dining room

12' 0" x 12' 7" (3.66m x 3.83m)

A lovely space for entertaining ,the dining room is comprised of a sash window to rear, radiator, under stairs storage cupboard, feature electric fire on brick hearth with painted wooden fire surround.

#### Utility room

12' 2" x 5' 6" (3.71m x 1.67m)

Leading into the kitchen, the utility room has a sliding window to side, Belfast sink with space for washing machine, tumble dryer and American style fridge freezer and built in cupboard space.

#### Kitchen

12' 5" x 7' 2" (3.78m x 2.18m)

A superb modern kitchen with uPVC bi folding doors to the rear garden and uPVC windows to sloped ceiling. Vertical column radiator, fitted units with grey granite work tops housing Belfast sink, range cooker, integral dishwasher and breakfast bar.

#### Shower room

4' 5" x 7' 2" (1.34m x 2.18m)

Exposed brickwork, double walk in shower cubicle , close coupled w/c and pedestal wash hand basin, vertical radiator and uPVC window to side.

#### First Floor Landing

Return staircase off the hallway with window to rear, built in double cupboard and study area.

#### Bedroom 1

11' 10" x 10' 10" (3.61m x 3.29m)

Sash window to rear, radiator, loft access and door leading to en suite bathroom.

**En suite Shower room**

12' 5" x 5' 6" (3.79m x 1.67m)

Located off bedroom one, the en suite comprises three piece white suite including large walk in shower, close coupled w/c and pedestal wash basin, built in storage cupboard, radiator and frosted window to side.

**Bedroom 2**

12' 0" x 10' 5" (3.67m x 3.18m)

Another beautifully presented double bedroom having sash window to front, built in fitted wardrobes to both chimney breast alcoves.

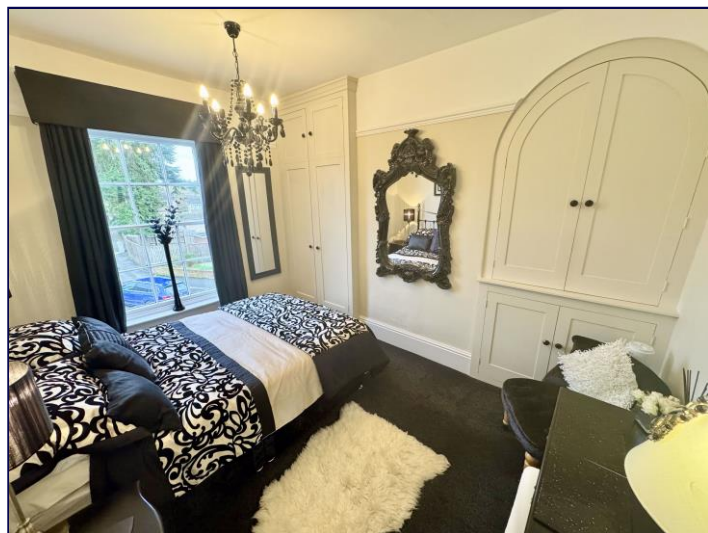
**Bedroom 3**

8' 3" x 6' 7" (2.51m x 2.01m)

A well presented single bedroom having sash window to front.

**Outside**

To the front of the property, there is a gravelled area with concrete walkway, porch area and low brick screening to all aspects and entrance gate. The rear garden is low maintenance and split over two levels, the ground area has high brick wall screening and access to a side passageway which leads to the front of Broadbank. Steps lead to a raised mezzanine level with patio area, and garden sheds with gated access to the rear with steps leading to two parking spaces to the rear with high screening providing privacy. The rear garden also benefits from hot water tap and electric points. The outside space is a fantastic area for entertaining or al fresco dining.









### 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 62                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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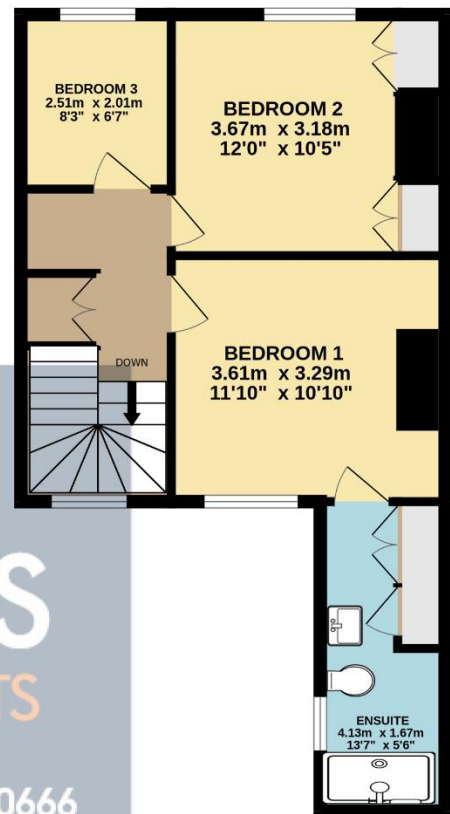
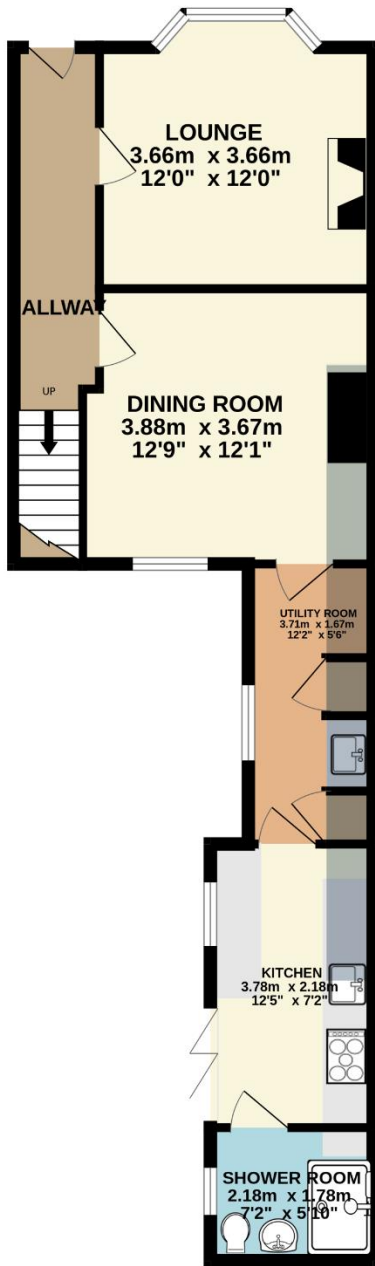


OPEN 7 DAYS A WEEK

|                    |                                           |
|--------------------|-------------------------------------------|
| 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  
51.0 sq.m. (549 sq.ft.) approx.

1ST FLOOR  
42.3 sq.m. (455 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA : 93.3 sq.m. (1004 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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