



# 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



17 Cloisters Walk  
Louth  
LN11 7BX

£355,000

This stunning and truly immaculate modern detached bungalow lies in this private and exclusive position within the ever popular and highly regarded market town of Louth. In this Agents humble opinion, the property is undoubtedly one of the nicest properties of its type currently available to the open market. The vendors have spared no expense in upgrading the property to an exceptional standard and quality throughout, resulting in a property which offers style and comfort in equal measure, which can only be fully understood seeing the property and grounds first hand. Arguably the most impressive aspect could well be the highly deceptive and mature private gardens which have been designed and cultivated with a tranquil and private outdoor lifestyle in mind. The vendors purchased additional land to the rear which has expanded the garden space, which comprises of a raised decking area, lawn, stunning summerhouse and canopy with decked veranda overlooking an ornate fish pond, established trees and additional timber summerhouse, all enclosed by tall wood panel fencing, enhancing the privacy. There is access into the detached garage and an additional solar roof panel on the rear. Internal accommodation is briefly comprised of : Entrance hall, lounge, kitchen dining room, two spacious bedrooms and family bathroom suite.

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### Entrance Hall

Composite entrance door to side leads into entrance hall. Built in storage cupboard, access into all rooms

### Lounge

16' 7" x 11' 4" (5.058m x 3.455m)  
uPVC bay window to front, radiator

### Kitchen breakfast room

17' 2" x 11' 5" (5.24m x 3.468m)  
uPVC window to rear. uPVC door to rear leads into rear garden. Stunning modern fitted kitchen comprising 1.5 sink bowl unit with draining board and mixer tap. Integral oven, 4 ring hob and overhead extractor hood. Under unit lighting, tiled splashbacks, plumbing for washing machine and dishwasher. Fully tiled floor

### Bedroom 1

12' 1" x 9' 5" (3.676m x 2.876m)  
uPVC window to rear, radiator. Bespoke fitted mirrored wardrobes

### Bedroom 2

7' 5" x 9' 3" (2.263m x 2.832m)  
uPVC window to front, radiator. The bedroom is currently used as a dressing room, having superb bespoke sliding wardrobes to both sides, with separate sections concealing a pull out work from home desk with computer drawer with monitor enabling the user to work

from home and also a separate concealed dressing table with LED mirror

### Bathroom

5' 6" x 8' 5" (1.67m x 2.575m)  
Opaque uPVC window to side, close coupled w/c, vanity wash basin, panelled bath with shower over and shower screen. Tiled walls, heated towel rail.

### Garage

18' 7" x 9' 9" (5.657m x 2.970m)  
Electric roller door to front elevation. uPVC personnel door to side. Full light and power

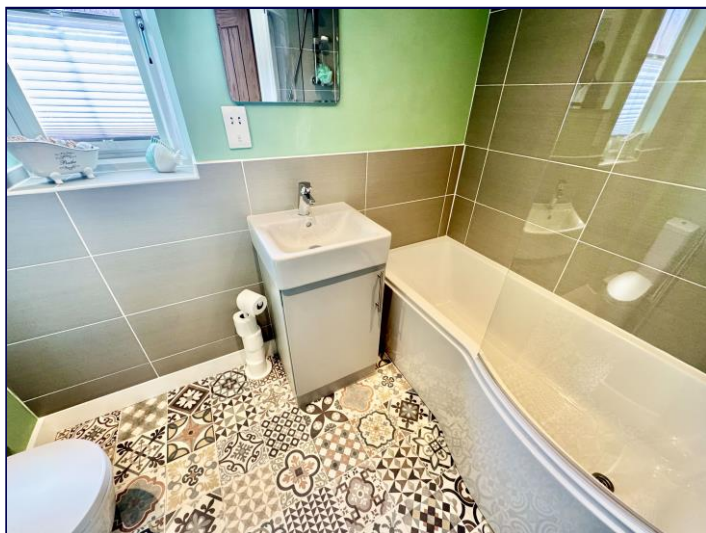
### Summerhouse

11' 10" x 8' 9" (3.607m x 2.658m)  
Beautiful bespoke timber summerhouse with overhead timber canopy with door and window overlooking a stunning decked veranda and fish pond. Power points

### Outside

The front of the property is approached by a long block paved driveway which provides ample off road parking, leading to the detached garage and gated access to the rear garden. There is an E.V charge point to the exterior wall of the bungalow. Solar roof panels to the side. Perhaps the most impressive aspects of the

property are found in the large mature private garden. The present vendors purchased additional land to the rear which has opened up the outdoor space. Immediately outside the property is a lovely raised decking area, which leads to a lawned area with raised planters to the side. There is further decking to the other side of the garden giving access into the stunning summerhouse with overhead canopy overlooking the fish pond. There is block paved edging to the pond and a range of planted trees. The garden continues into a large private area, enclosed by tall wood panel fencing with further additional summerhouse and further planted trees





**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)



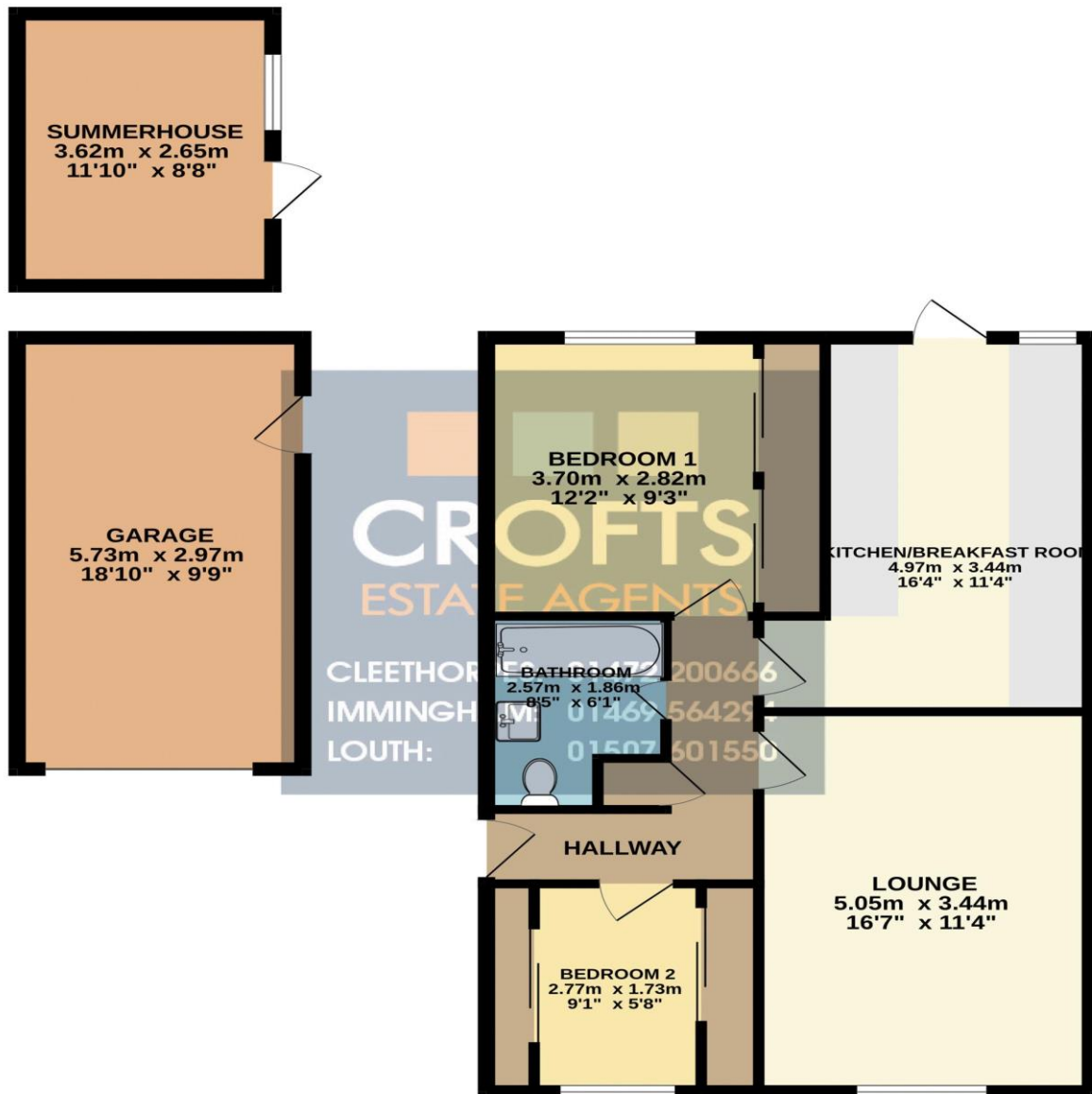




OPEN 7 DAYS A WEEK

|                    |                                           |
|--------------------|-------------------------------------------|
| 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  
89.4 sq.m. (963 sq.ft.) approx.



TOTAL FLOOR AREA : 89.4 sq.m. (963 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, for any purposes only and should be used as such by any interested parties. Measurements have not been tested and no guarantee of efficiency can be given.  
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