



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

£140,000

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This spacious and extremely well presented mid terrace home is located within easy access of Louth town centre and its amenities. Offered for sale with **NO FORWARD CHAIN** on the vendors side, internal viewings of this very well maintained home are highly recommended. With uPVC windows and gas central heating system, the property is ideal for first time buyers, or could equally suit purchasers looking to downsize into a low maintenance property. The living accommodation is comprised of : Entrance hallway, lounge, sitting / dining room, modern fitted kitchen, landing, two bedrooms and bathroom suite. Outside, the property has a tidy and private low maintenance rear garden.

Entrance hall

11' 5" x 2' 7" (3.468m x 0.79m)

uPVC door to front opens into hallway. Door to rear leads into the sitting room

Lounge

10' 11" x 10' 11" (3.330m x 3.317m)

uPVC window to front, radiator, gas fireplace with fire surround. Coving to ceiling. Open plan entrance into sitting/ dining room

Sitting / dining room

11' 9" x 11' 5" (3.583m x 3.481m)

uPVC window to rear, radiator. Door to rear leads into kitchen. Under stairs storage cupboard.

Kitchen

15' 5" x 7' 2" (4.707m x 2.176m)

uPVC window to side and rear. Stairs to first floor landing. uPVC door to side leading to rear garden. Range of modern fitted units incorporating stainless steel sink unit with draining board and mixer tap. Integral oven, gas hob and extractor Tiled splashbacks. Space for fridge freezer

First Floor Landing

Leading to both bedrooms and bathroom

Bedroom 1

11' 3" x 13' 3" (3.44m x 4.046m)

uPVC window to front, radiator, two built in double cupboards

Bedroom 2

11' 11" x 8' 7" (3.633m x 2.605m)

uPVC window to rear, radiator, built in double cupboard.

Bathroom

7' 11" x 6' 10" (2.419m x 2.095m)

Opaque uPVC window to rear, radiator. Panelled bath, pedestal wash basin, low flush w/c

Outside

Private and low maintenance rear garden. Enclosed by brick walls and wood panel fencing, with patio area, raised border and gate to residents shared access

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

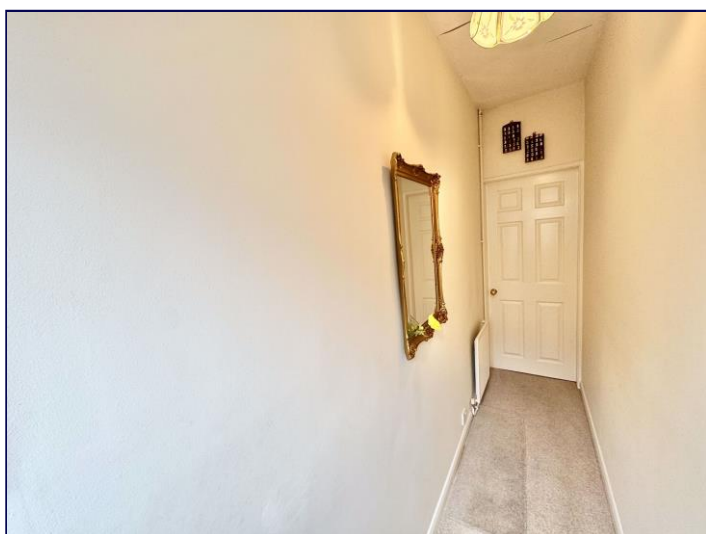
Free Valuations

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.

Property Management

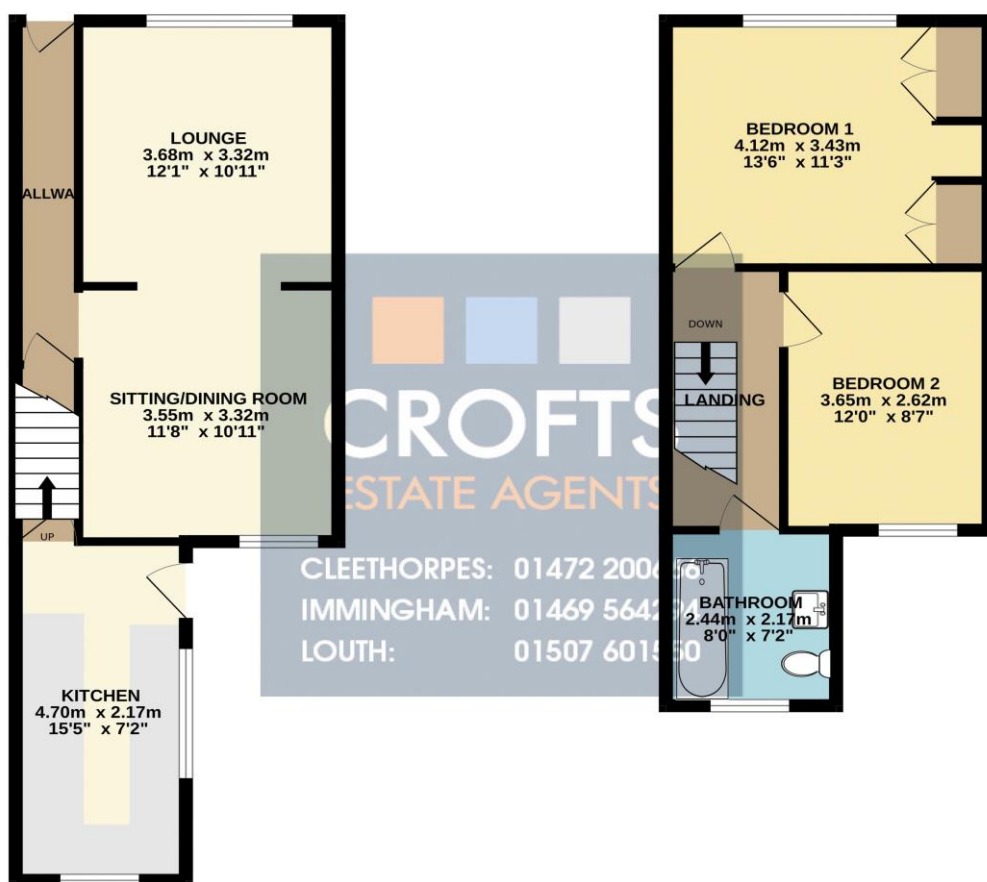
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice



GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.

1ST FLOOR
34.4 sq.m. (371 sq.ft.) approx.



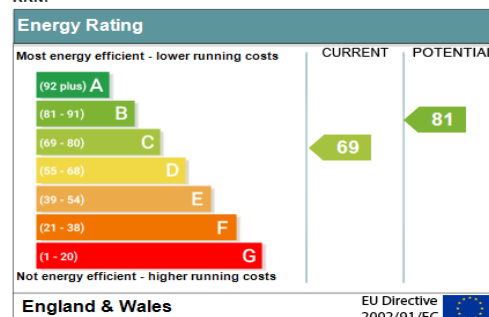
TOTAL FLOOR AREA - 74.5 sq.m. (802 sq.ft.) approx.

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: 5 Wellington Street, LOUTH, LN11 0JS

RRN:



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