



CROFTS ESTATE AGENTS

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



33 Keddington Road
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LN11 0AU

£260,000

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Property Description

This spacious and well presented bay fronted semi detached period residence lies in this popular position in Louth. Standing in much larger gardens to the rear than many would perhaps appreciate, this ideal family home has been updated to a high standard by the present owners in recent years, resulting in a beautiful property which must be viewed in order to be fully appreciated. The living accommodation is briefly comprised of: Porch, entrance hallway, bay fronted lounge, dining room, modern fitted kitchen, landing area, three bedrooms and stunning modern shower room. The property benefits from full uPVC double glazing and gas central heating system. Outside, the property has a lovely large and private garden which is perfect for the family market. Comprising of patio area, lawn, greenhouse, bbq area and summerhouse, the outside space is great for al fresco dining and entertaining guests. There is also a couple of brick outbuildings attached to the rear of the property, used for storage and outdoor w/c

Entrance Hall

14' 2" x 5' 11" (4.326m x 1.801m)
Porch to front opens into hallway. Stairs to first floor landing. Doors to side leading to lounge and dining rooms

Lounge

12' 0" x 11' 7" (3.665m x 3.542m)
uPVC bay window to front aspect, radiator and coving to ceiling. Fireplace housing log burning stove

Dining Room

12' 3" x 12' 1" (3.733m x 3.679m)
uPVC window to rear, uPVC window to side. Radiator, engineered wood flooring. Feature open fireplace. Built in storage cupboard. Door to rear leads into kitchen

Kitchen

16' 5" x 7' 8" (5.006m x 2.33m)
uPVC window to side. uPVC door to side leading to the outside. Superb range of modern fitted base and wall units and modern worktops incorporating 1.5 stainless steel sink unit with draining board and mixer tap. Integral oven, gas hob and extractor over. Integral dishwasher, plumbing for a washing machine. Wall mounted combination boiler. Modern flooring, spotlight ceiling.

First Floor Landing

Leading to all bedrooms and shower room. Space for desk and PC currently used as a work from home space

Bedroom 1

12' 0" x 15' 3" (3.661m x 4.639m)

Two uPVC windows to front aspect, radiator

Bedroom 2

12' 2" x 9' 6" (3.697m x 2.892m)

uPVC window to rear, radiator.

Bedroom 3

6' 4" x 7' 8" (1.923m x 2.348m)

uPVC window to side, radiator

Shower room

9' 8" x 4' 8" (2.956m x 1.414m)

Opaque uPVC window to side. Walk in shower cubicle, close coupled w/c. Vanity wash basin. Heated towel rail

Outside

Low maintenance garden to front enclosed by low level brick walls and accessed by wrought iron entrance gate. The rear garden is much larger than expected, comprising patio area, lawn, greenhouse, summerhouse and bbq area. There are brick outbuildings housing outside w/c and storage area. A fantastic and private space for entertaining and relaxing in.



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 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

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.

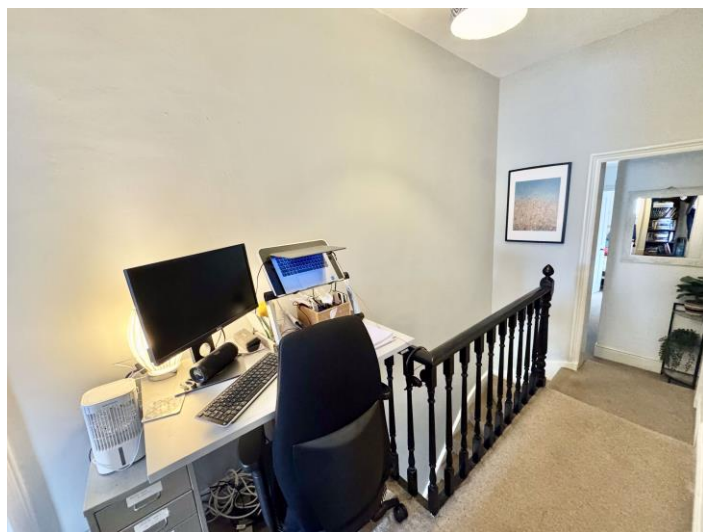
Property Management

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.





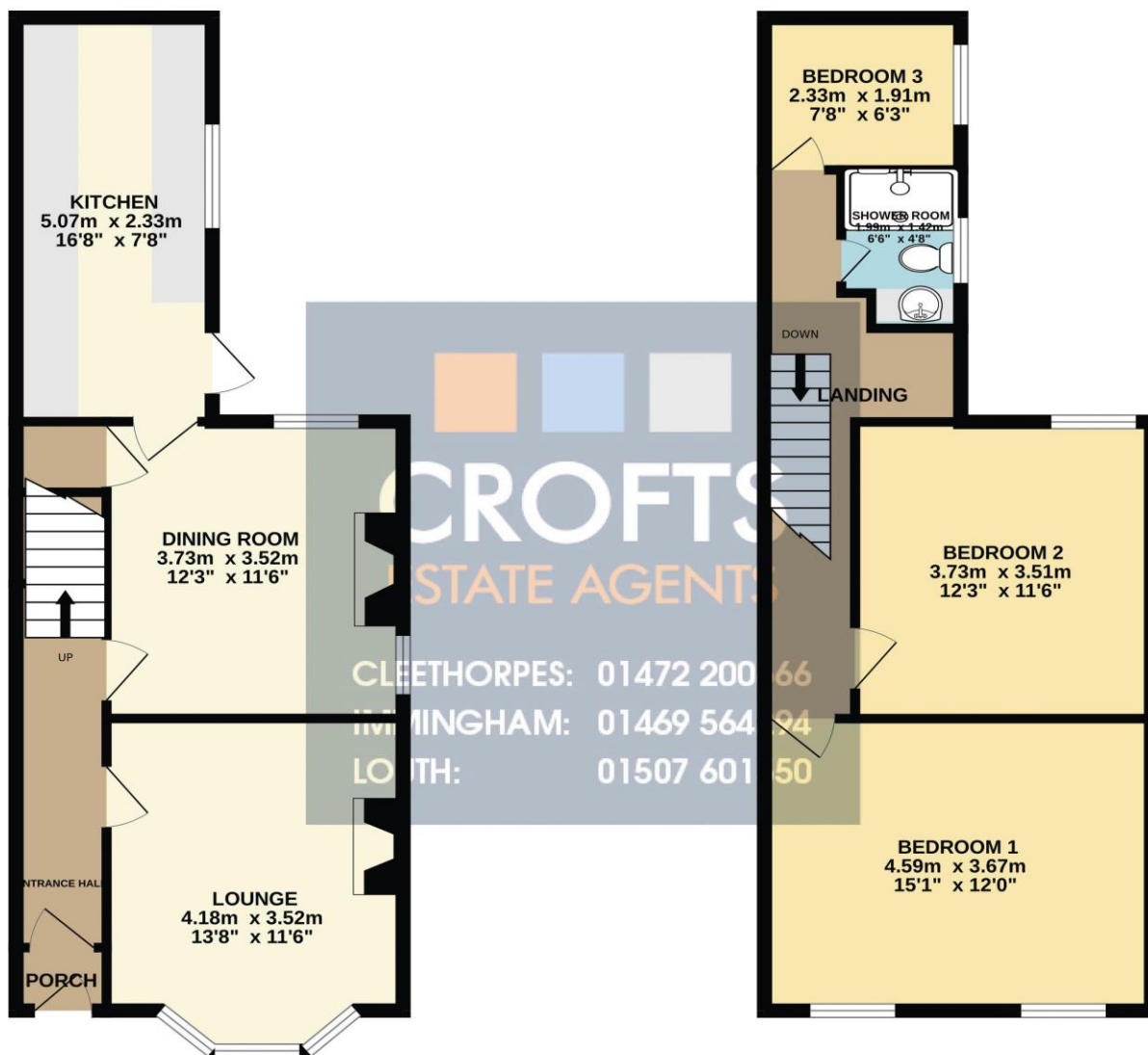
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
45.3 sq.m. (488 sq.ft.) approx.

1ST FLOOR
45.8 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA: 91.1 sq.m. (980 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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