



# CROFTS ESTATE AGENTS

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



9 Staines Way  
Louth  
LN11 0DE

£250,000

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### Property Description

Located on the ever-popular Staines Way in Louth, this fully modernised semi-detached bungalow offers stylish, energy-efficient living in a peaceful residential setting. Thoughtfully updated throughout, the property benefits from solar panels and a modern heat pump system, ensuring lower running costs and year-round comfort. The accommodation is beautifully presented, beginning with a welcoming lounge that provides a cosy space to relax. A separate dining room offers the ideal spot for family meals or entertaining, while the contemporary fitted kitchen boasts ample storage and workspace. There are two generous double bedrooms, both light and inviting, along with a well-appointed modern bathroom. Outside, the property continues to impress. The front garden is neatly maintained, while the rear garden enjoys an excellent degree of privacy and stunning open views across neighbouring fields — a perfect backdrop for outdoor dining or simply unwinding in the sunshine. A driveway provides convenient off-road parking. Move-in ready and finished to a high standard, this superb bungalow combines modern convenience with a tranquil setting, making it an ideal choice for downsizers, first-time buyers or those seeking single-level living close to the charming

market town of Louth. Early viewing is highly recommended.

### Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also a built in cupboard.

### Lounge

19' 11" x 11' 5" (6.07m x 3.47m)

The lounge has dual aspect windows to the front and rear elevations, two radiators and laminate flooring.

### Dining area

8' 1" x 8' 7" (2.46m x 2.62m)

The dining area has dual aspect windows to the front and rear elevation, a radiator and laminate flooring.

### Kitchen

10' 11" x 8' 6" (3.34m x 2.58m)

The kitchen has a window and door to the rear elevation, a radiator and a tiled floor. There is also a fitted kitchen with a ceramic sink and drainer, plumbing for a washing machine and even a slimline dishwasher. There is also an electric oven, combi microwave, hob and a wine cooler.

**Bedroom One**

9' 10" x 12' 2" (3.00m x 3.72m)

Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

**Bedroom Two**

9' 8" x 9' 1" (2.95m x 2.78m)

Bedroom two has window to the front elevation, a radiator and laminate flooring.

**Bathroom**

5' 4" x 7' 3" (1.62m x 2.20m)

The bathroom has an opaque window to the front elevation, a radiator and both tiled walls and flooring. There is also a modern suite with a WC, vanity basin and a bath with a glass screen over.

**Outside**

The front is accessed through gates with a perimeter wall and fence. There is also a lawn, raised bed and driveway providing off road parking. The rear garden has a further lawn, a small pond and views over the field behind. There is also a patio area ideal for alfresco dining, a large timber shed and perimeter fencing. The shed will be priced separately in the sale. Solar panels run by battery.



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





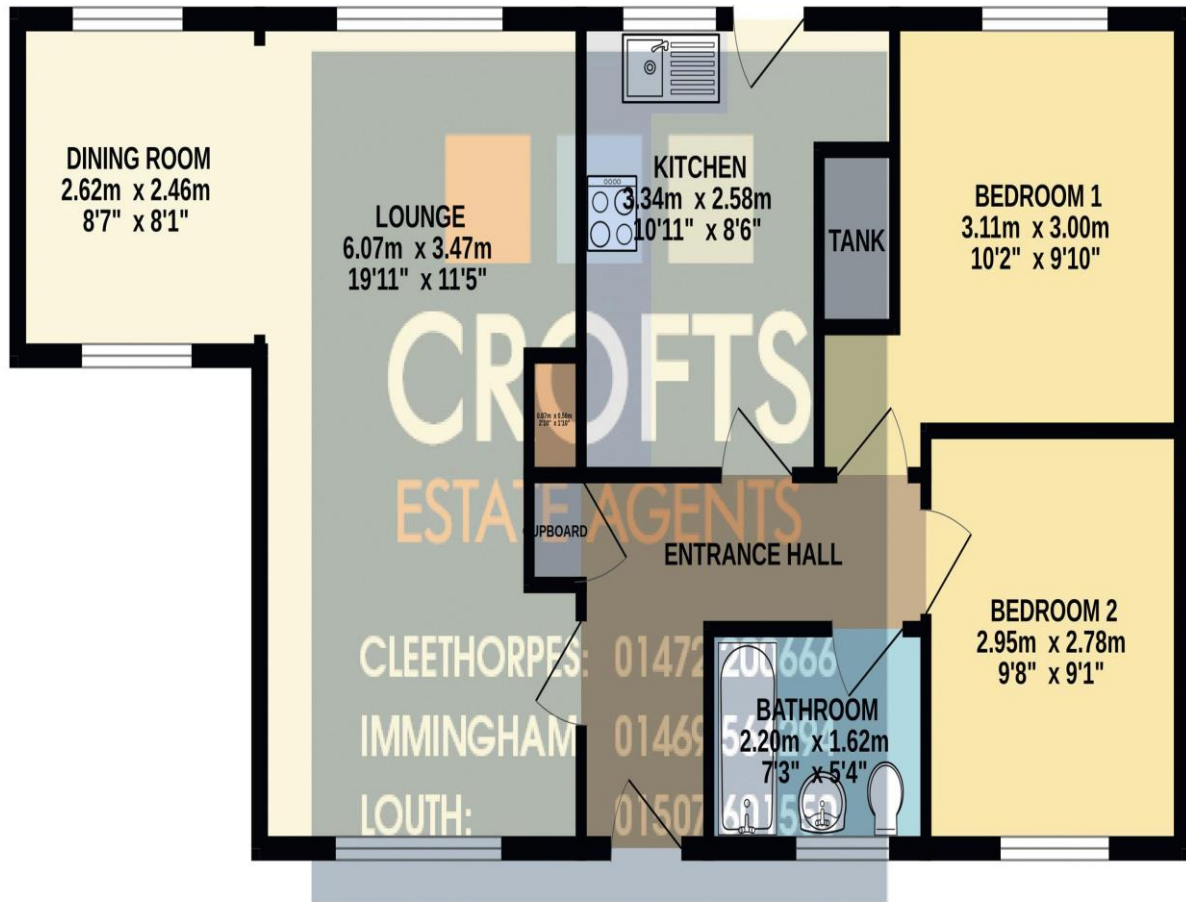
OPEN 7 DAYS A WEEK

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

66.9 sq.m. (720 sq.ft.) approx.



TOTAL FLOOR AREA : 66.9 sq.m. (720 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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