



# CROFTS ESTATE AGENTS

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



Chapel Lane

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£239,950

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### Property Introduction

Discover the charm of village living with this beautifully proportioned three-bedroom detached bungalow. Perfectly positioned in a highly desirable and well-connected village, this property offers effortless access to the bustling market town of Louth while enjoying a peaceful, residential setting. Inside, you're welcomed by a generous entrance hallway leading to a bright and spacious living room, bathed in natural light throughout the day. The breakfast kitchen provides a warm, practical space to cook and gather, while the three well-sized bedrooms and family bathroom offer comfortable, well-planned accommodation for families, downsizers, or anyone seeking single-storey living. The property benefits from oil-fired central heating, uPVC double glazing, and an attached single garage. Outside, the front garden provides ample off-road parking, with space for multiple vehicles, while the sun-soaked rear garden enjoys natural light from morning right through to the evening—an ideal setting for relaxation, entertaining. Early viewing is strongly recommended—properties in this location don't stay available for long!

### Entrance Hallway

uPVC double glazed entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Laminate flooring. Two useful storage cupboards. Doors to all rooms and a personal door through to the garage.

### Cloakroom

5' 3" x 2' 11" (1.610m x 0.894m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and a wall mounted wash hand basin.

### Living Room

18' 0" x 10' 11" (5.478m x 3.327m)

A lovely sized living room with uPVC double glazed windows to the front and side elevations allowing for ample natural light to brighten the room. Central heating radiator. Serving hatch through to the kitchen. A focal point of the living room is created by the fireplace with open fire.

### Kitchen

14' 10" x 9' 0" (4.513m x 2.748m)

A good sized breakfast kitchen offering an ample array of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob. Splashback tiling. Plumbing for a washing machine. Space to accommodate an American styled fridge freezer. Tiling to the floor. Central heating radiator.

### Bathroom

6' 10" x 6' 10" (2.090m x 2.077m)

Offering a uPVC double glazed window to the side elevation, the bathroom is equipped with a panelled bath with screen and electric

shower over, vanity wash hand basin and w.c. Tiling to the walls. Chrome effect central heating towel radiator.

#### Bedroom One

10' 11" x 10' 11" (3.316m x 3.315m)

This double bedroom has a uPVC double glazed window to the rear elevation. Central heating radiator.

#### Bedroom Two

10' 10" x 9' 0" (3.31m x 2.748m)

The second double bedroom also offers a double glazed window to the rear elevation. Central heating radiator.

#### Bedroom Three

10' 10" x 7' 0" (3.31m x 2.124m)

The third and final bedroom has a double glazed window to the rear and a central heating radiator.

#### Garage

19' 8" x 9' 0" (6.006m x 2.744m)

Offering personal door from the hallway, up and over door to the front and a rear entry door from the garden. Window to the rear. Internal light and power points.

#### Outside

Set upon this good sized plot with front offering driveway and gravelled area allowing for ample off road parking for several vehicles including space to accommodate a caravan, motor home or similar. The rear garden enjoys the majority of the day and evening sun therefore making an ideal garden from which to entertain.

#### 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 C: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
93.8 sq.m. (1010 sq.ft.) approx.



TOTAL FLOOR AREA: 93.8 sq.m. (1010 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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