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



28 Southlands Avenue
Louth
LN11 8EW

Offers in the Region Of £249,950

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Property Description

Situated on the ever-popular Southlands Avenue in Louth, this modern semi-detached property offers spacious and well-planned accommodation, making it an ideal home for a growing family. The ground floor is both practical and inviting, comprising a comfortable lounge to the front, perfect for relaxing evenings, and a stylish kitchen-diner to the rear, providing an excellent hub for family life and entertaining. This space flows seamlessly into a bright sun room, which enjoys pleasant views over the garden and adds valuable additional living space. A utility room with WC completes the ground floor, enhancing everyday convenience. To the first floor, the property offers three well-proportioned bedrooms, all finished to a modern standard, along with a contemporary family bathroom fitted with quality fixtures and fittings. Externally, the home continues to impress with front and rear gardens, the rear being particularly delightful and thoughtfully maintained, offering an ideal space for outdoor dining, play or relaxation. Off-road parking and a garage provide excellent storage and secure parking options. Located within easy reach of local schools, amenities and Louth town centre, this superb home is modern throughout and ready to move into. Early viewing is highly recommended to fully

appreciate the space, presentation and family-friendly setting on offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also an under stairs storage cupboard.

Lounge

10' 11" x 11' 5" (3.33m x 3.49m)

The lounge has a bay window to the front elevation, a radiator and laminate flooring.

Kitchen/Diner

11' 0" x 25' 10" (3.36m x 7.87m)

The kitchen-diner has a window to the side and door and window to the rear elevation, a radiator and laminate flooring. There is also a modern fitted kitchen with plenty of counter space, a one and a half sink and drainer, dishwasher, an electric oven and gas hob with an extractor over. There is also a space for a dining table and chairs.

Utility room/WC

10' 9" x 4' 6" (3.28m x 1.36m)

With an opaque window to the rear elevation, laminate flooring, a WC, basin and plumbing for a washing machine.

Sun Room

10' 3" x 12' 1" (3.12m x 3.69m)

The sun room has dual aspect windows, French doors to the rear elevation, a radiator and laminate flooring.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom

One

10' 11" x 8' 6" (3.33m x 2.60m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

12' 5" x 8' 8" (3.78m x 2.63m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Three

7' 9" x 6' 8" (2.35m x 2.03m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bathroom

4' 8" x 8' 2" (1.43m x 2.50m)

The bathroom has an opaque window to the rear elevation, a radiator, partially tiled walls and laminate flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

Garage

With double doors to the front and electrics.

Outside

To the front there is a block paved low maintenance area providing off road parking. The rear garden has a lawn, established shrubs and a block paved patio area ideal for alfresco dining. There is also a shed and the garden is enclosed by perimeter fencing.



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



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.



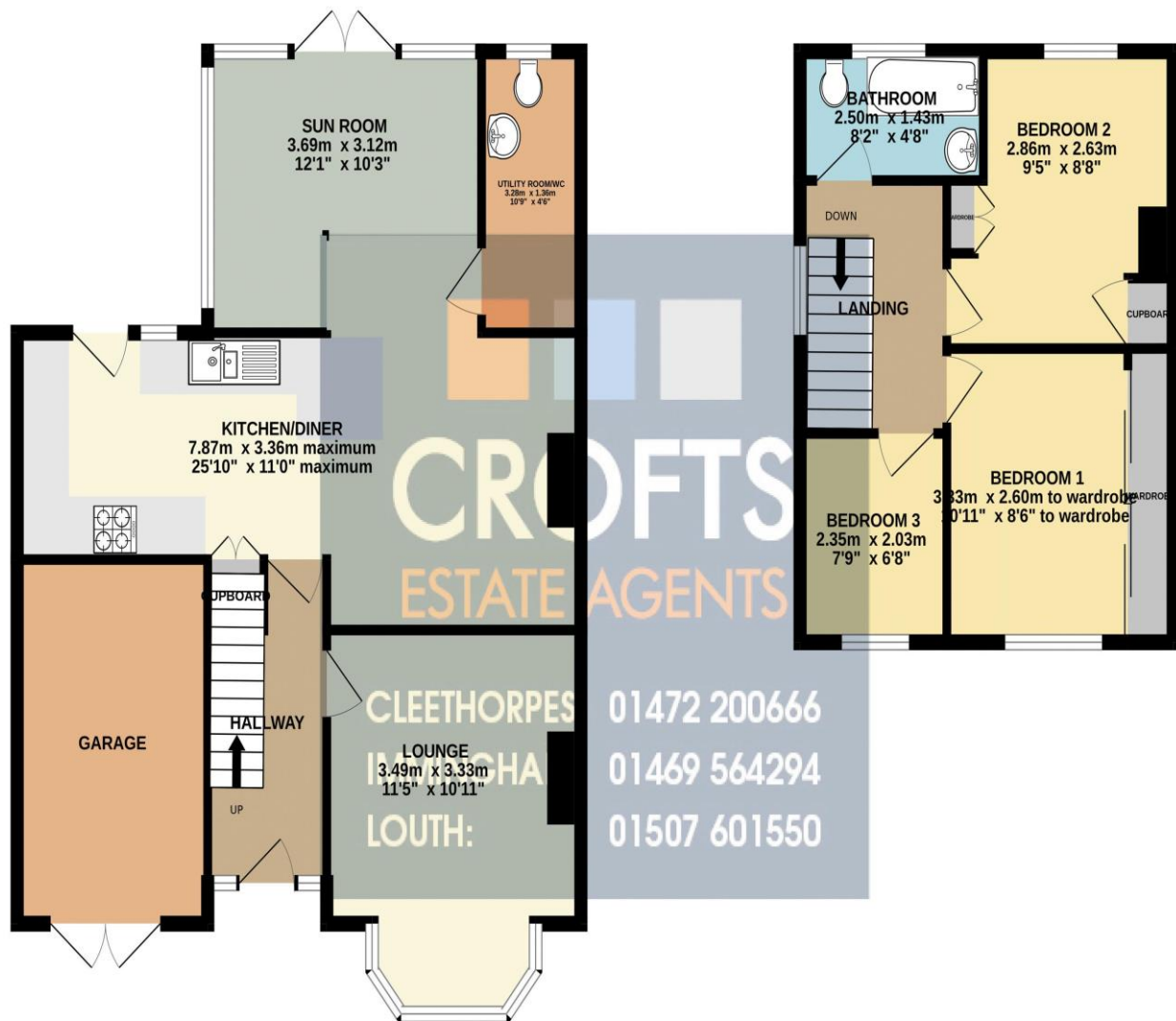
OPEN 7 DAYS A WEEK

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
68.4 sq.m. (736 sq.ft.) approx.

1ST FLOOR
33.8 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA: 102.2 sq.m. (1100 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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