



CROFTS ESTATE AGENTS

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



7 Chestnut Drive

Louth
LN11 7AX

Offers in the Region Of
£196,950

Crofts estate agents are delighted to offer for sale this extended semi detached property located within the popular market town of Louth. Ideally suited to a family this property offers plenty of space and a stylish decor at a fair price. Nearby there a wide variety of local amenities and schools and the only way to fully appreciate the property ok offer is by internal viewing which will reveal an entrance porch leading into the entrance hall. There is also the lounge, kitchen-diner, conservatory, utility and cloakroom all to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom which has a four piece suite. Externally there are gardens to front and rear, a driveway and garage and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

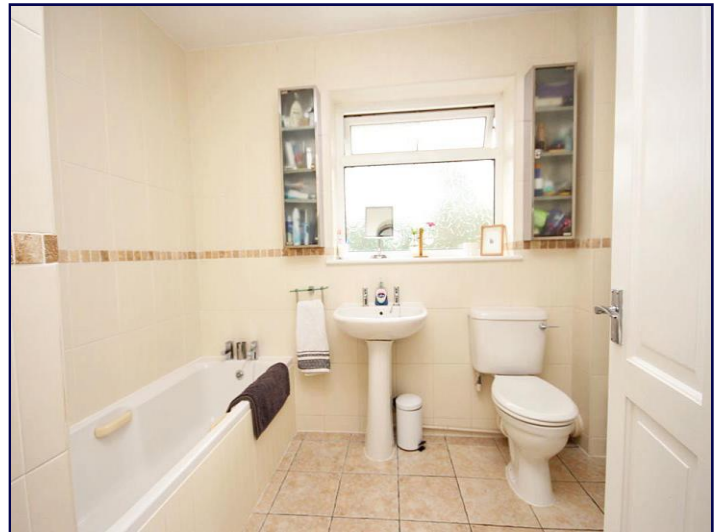
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Entrance Hall

Entering into the property through the entrance porch reveals coving to the ceiling, a radiator and laminate flooring. There is also the under stairs storage cupboard.

Lounge

14' 10" x 12' 4" (4.52m x 3.77m)

The lounge has a bow window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

18' 7" x 11' 6" (5.67m x 3.50m)

The kitchen-diner has a window and access to the sun room, a radiator and a tiled floor. There is also a range of fitted units to base and eye level with a one and a half sink and drainer and a breakfast bar.

Sun Room

10' 5" x 18' 7" (3.18m x 5.67m)

The sun room has tri aspect windows, French doors to the rear elevation, a radiator and a tiled floor.

Utility room

10' 4" x 7' 0" (3.16m x 2.13m)

The utility room has a door to the rear elevation, a sink and drainer, plumbing for a washing machine and a dish washer and fitted units.

Cloakroom

The cloakroom has a window to the rear elevation, a tiled floor and WC.

First Floor Landing

The first floor landing has a window to the side elevation, coving to the ceiling, a carpeted floor and a storage cupboard.

Bedroom One

12' 1" x 12' 7" (3.68m x 3.83m)

Bedroom room has a window to the front elevation, a radiator, a carpeted floor and built in wardrobes.

Bedroom Two

12' 4" x 12' 7" (3.76m x 3.83m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

7' 5" x 8' 4" (2.26m x 2.53m)

Bedroom three has a window to the front elevation, a radiator, a carpeted floor and fitted furniture.

Bathroom

6' 9" x 9' 1" (2.05m x 2.76m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is also a white suite

with a WC, basin, bath and shower cubicle with a mains operated shower.

Garage

17' 5" x 7' 7" (5.31m x 2.32m)

The garage has an up and over door, light and power.

Outside

To the front there is ample off road parking and a low maintenance area enclosed by a perimeter hedge. The rear garden has perimeter fencing with a lawn, established shrubs and a patio area. The rear garden enjoys a private outlook.

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.

Viewing

By appointment only, telephone 01507 601550

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 office on 01507 601550 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

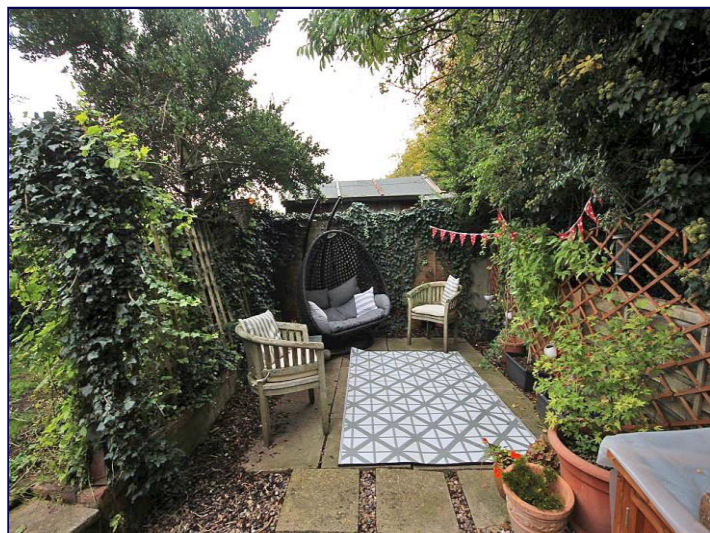
Property Management

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

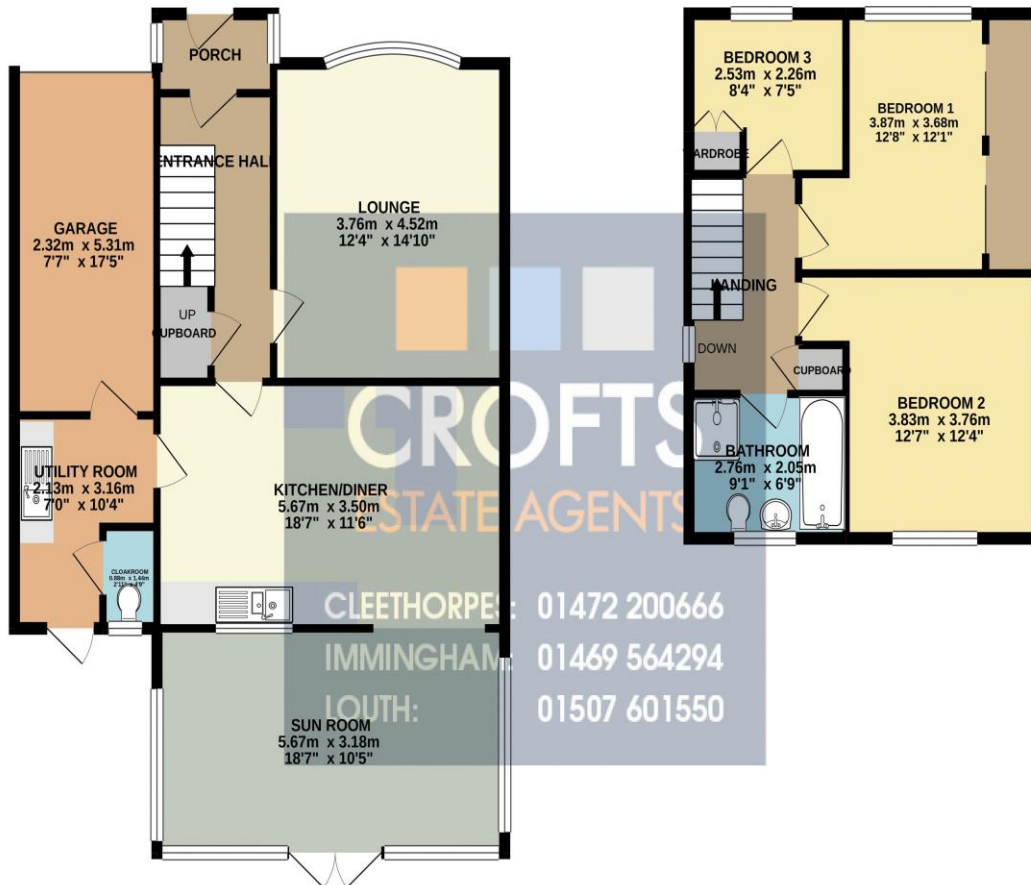
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



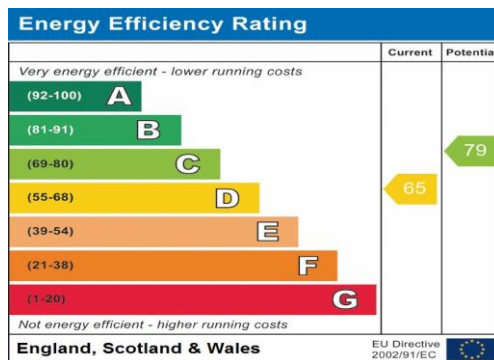
GROUND FLOOR
83.3 sq.m. (897 sq.ft.) approx.

1ST FLOOR
42.1 sq.m. (453 sq.ft.) approx.



TOTAL FLOOR AREA : 125.4 sq.m. (1350 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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