



# CROFTS ESTATE AGENTS

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



## Michael Foale Lane

Louth  
LN11 0GT

Offers in the Region Of  
£154,995

Tucked away in this quiet cul de sac only a short walk into Louth town centre and amenities is this spacious and modern End link residence . Offered for sale with NO FORWARD CHAIN, the property is ideal for first time buyers, young families , retirement or investment opportunity. The property further benefits from an off road parking space. The well presented living accommodation comes equipped with gas central heating and double glazing throughout and comprises of ground floor cloakroom, lounge, fitted kitchen dining room, two first floor double bedrooms and bathroom. The frontage is blocked paved with gated access to the rear garden with patio area.

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#### **Cloakroom**

6' 4" x 3' 5" (1.94m x 1.03m)

WC, hand basin, radiator and cloak area.

#### **Lounge**

13' 3" x 12' 1" (4.03m x 3.69m)

A spacious room with neutral decor, a radiator and stairs leading upstairs.

#### **Kitchen/Diner**

12' 1" x 8' 10" (3.69m x 2.69m)

Fully fitted kitchen with oven, hob, extractor and space for a washing machine and dryer. Neutral decor, radiator and space for a dining table. Patio doors also lead from the kitchen to the garden.

#### **Landing**

Provides access to the loft and an airing cupboard.

#### **Bedroom One**

12' 1" x 9' 0" (3.69m x 2.74m)

A double bedroom with neutral decor, radiator and carpeted floor.

#### **Bedroom Two**

12' 3" x 9' 0" (3.74m x 2.74m)

Another double room with neutral decor, radiator and carpeted floor.

#### **Bathroom**

7' 9" x 5' 7" (2.37m x 1.70m)

Three piece suite with shower above the bath. Tiled shower surround and vinyl flooring.

#### **Outside**

One designated parking space to the front and gated access to the rear garden benefitting from a new fence along

**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.

**Viewings**

Please contact the relevant marketing office, 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](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**

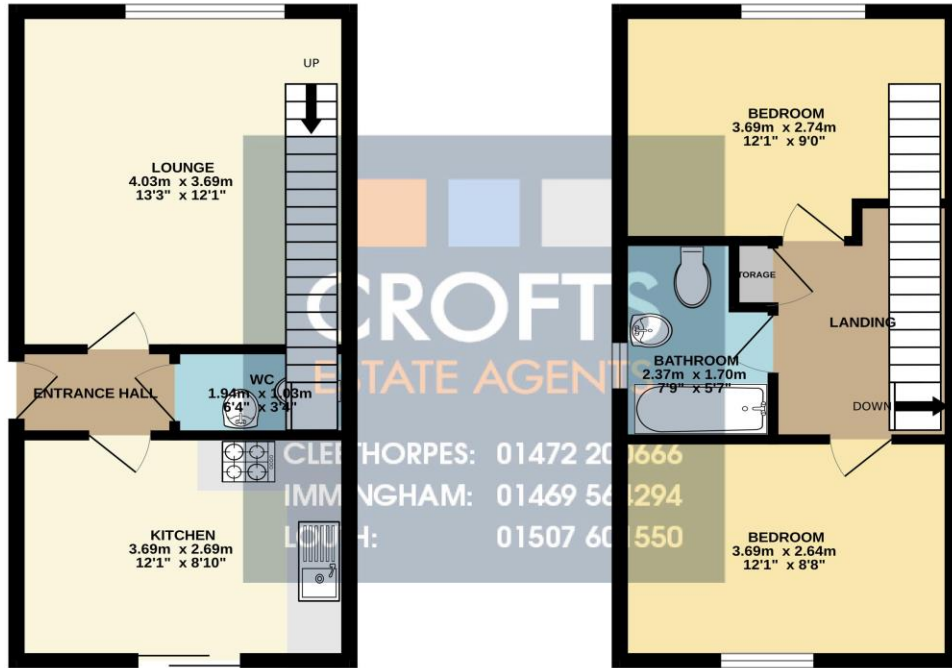
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
28.6 sq.m. (308 sq.ft.) approx.

1ST FLOOR  
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 57.2 sq.m. (615 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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