



CROFTS ESTATE AGENTS

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



Watts Lane

**Louth
LN11 9DG**

£179,950

This superb end of terrace home lies in a popular, tranquil area of Louth, with amenities such as a local supermarket, doctor's surgery, pharmacy, and fish and chip shop at the end of the lane, and the town centre just a 10 minute walk away. Offered for sale with NO FORWARD CHAIN, the property would make an excellent first time purchase. Approached by a lawned garden with established beds, this property also benefits from a driveway suitable for multiple vehicles, and a large detached garage. The present owner has improved the property in recent years with a cosmetic renovation throughout, resulting in a modernised, very well presented home, which must be viewed in order to be fully appreciated. The living accommodation is comprised of: Entrance hall, lounge with log burning stove, fitted kitchen dining room, ground floor bathroom suite, three bedrooms to the first floor, with an en-suite shower room being accessed from the master bedroom. To the rear, there is a patio, private lawned garden and wooden decking area, enclosed by wood panel fencing, with access into the garage. The property benefits from full uPVC double glazing and gas central heating system.

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Entrance Hall

uPVC door to front aspect opens into hall with stairs to the first floor. Door to side leads into lounge. Radiator, modern flooring

Lounge

13' 3" x 13' 8" (4.04m x 4.17m)

uPVC bow window to front aspect, radiator, log burning stove, modern flooring and coving to ceiling. Door to rear leads to kitchen dining room

Kitchen dining Room

16' 11" x 8' 4" (5.15m x 2.53m)

uPVC windows to side and rear aspects. Radiator, spotlights to ceiling, coving to ceiling. Door to rear leads into rear lobby. A range of superb modern fitted units, incorporating integral oven, induction hob and overhead extractor hood. Ceramic sink unit with draining board and mixer tap, integrated dish washer, recently replaced integrated fridge/freezer. There is a freestanding washing machine that will be included in the sale. Tiled splashbacks ceramics.

Rear lobby

Door to side leading to the rear garden. Tiled floor and built in double cupboard. Further door leads to bathroom

Family Bathroom

6' 9" x 5' 6" (2.05m x 1.67m)

Opaque uPVC window to side. Panelled bath with shower over and shower screen, close coupled w/c, pedestal wash basin, radiator, tiled walls and tiled floor

First Floor Landing

Opaque uPVC window to side. Doors leading to bedrooms

Bedroom 1

10' 7" x 10' 10" (3.22m x 3.30m)

uPVC window to front, radiator, double built in cupboard. Door to side leads to en suite

En suite

5' 7" x 5' 9" (1.71m x 1.76m)

Useful en suite shower room having walk in shower cubicle, close coupled w/c, wash basin, radiator and tiled floor

Bedroom 2

11' 3" x 8' 9" (3.43m x 2.66m)

uPVC window to rear, radiator

Bedroom 3

8' 1" x 7' 10" (2.47m x 2.40m)

uPVC window to rear, radiator

Detached garage

21' 11" x 13' 1" (6.69m x 3.979m)

Substantial detached garage with doors to front, side windows and side access door, with light and power

Outside

The front of the property is approached by a large driveway which leads to the substantial garage, creating an abundance of off road parking and can easily accommodate larger vehicles including motor homes, caravans etc. There is a lawned garden to the front. A patio area to the rear leads to a private lawned garden which is enclosed to all sides by wood panel 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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

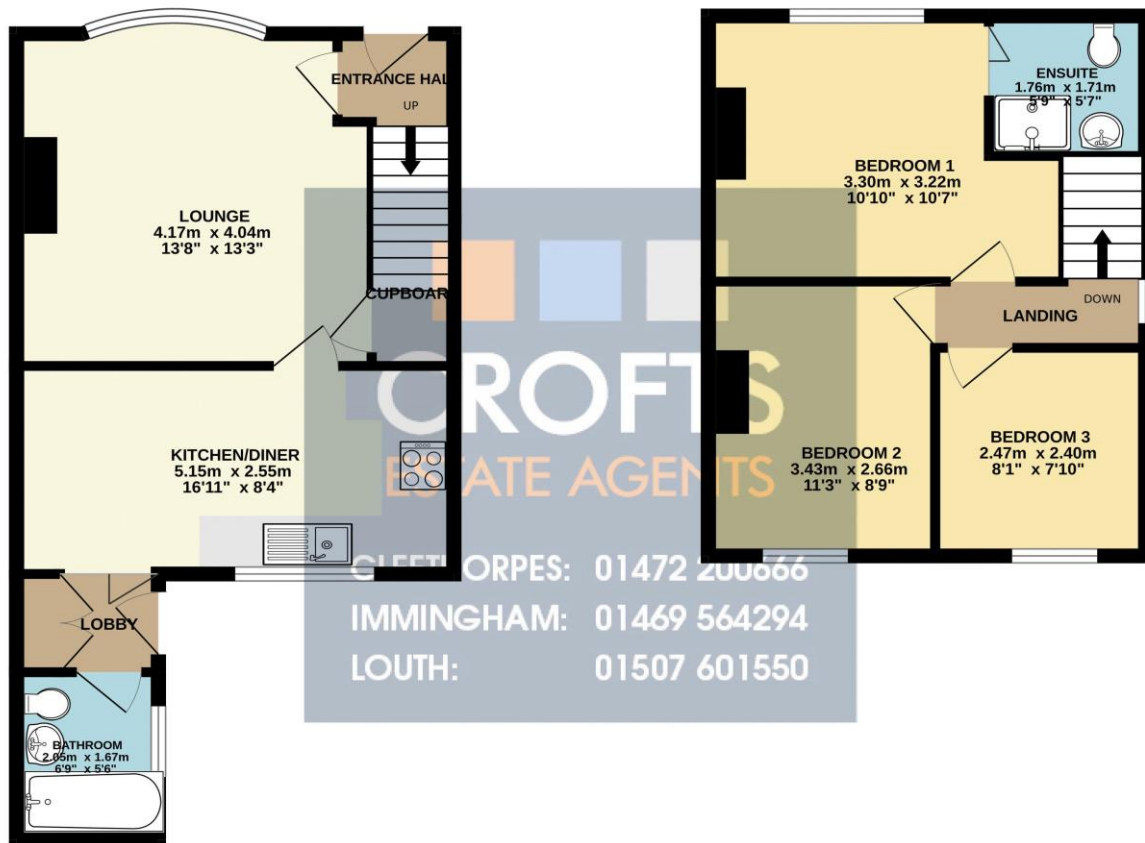
Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.

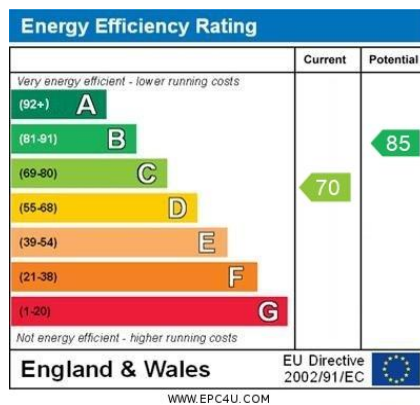
1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 72.2 sq.m. (777 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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