



Amanda Drive, Louth LN11 0AZ

welcome to

Amanda Drive, Louth

NO CHAIN

3 Bedroom Semi-Detached House Located in Louth. In brief, the property comprises of Lounge, Dining Room, Kitchen, Conservatory, downstairs WC, 2 Bedrooms and Shower Room. Externally also benefiting from a Driveway, Garage & Garden

Entrance

Entrance door from porch leads into the hallway

Hallway

Has stairs leading to the first floor, radiator and a door leading into:

Lounge

14' 11" x 11' 6" (4.55m x 3.51m)

Has a double glazed window to the front elevation, radiator and open access into:

Dining Room

10' 11" x 8' 11" (3.33m x 2.72m)

Has a radiator, door into the kitchen and door into conservatory.

Conservatory

17' 3" x 9' 3" (5.26m x 2.82m)

Has windows to 3 elevations, space and plumbing for a washing machine and tumble dryer and door leading externally.

Kitchen

10' 9" x 9' 2" (3.28m x 2.79m)

Comprising of wall, base and drawer units with worktop space over, integrated oven, hob and extractor, sink & drainer, double glazed window into the conservatory and door into rear porch area:

Rear Porch

5' 10" x 3' 11" (1.78m x 1.19m)

Has a storage area, door to the rear, door into garage and door into WC:

Wc

Has a WC, sink towel radiator and an opaque window.

Landing

Has loft hatch access and doors leading into the following rooms:

Bedroom 1

10' 11" max x 11' 7" (3.33m max x 3.53m)

Has a double glazed window built in cupboard and a radiator.

Bedroom 2

14' 11" x 11' 7" (4.55m x 3.53m)

Has a double glazed window, radiator and built in cupboard.

Bedroom 3

8' 8" x 7' 2" (2.64m x 2.18m)

Has a double glazed window and a radiator.

Shower Room

Comprising of a walk in shower, sink with vanity unit below, WC, towel radiator and an opaque window.

Garage

17' 11" x 9' (5.46m x 2.74m)

External

Externally, the property benefits from a driveway to the front as well as gravelled area. The rear garden is all low maintenance with patio and gravelled areas.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





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Amanda Drive, Louth

- ***NO CHAIN***
- SEMI-DETACHED HOUSE
- DRIVEWAY, GARAGE & GARDEN
- 3 BEDROOMS
- CLOSE TO AMENITIES

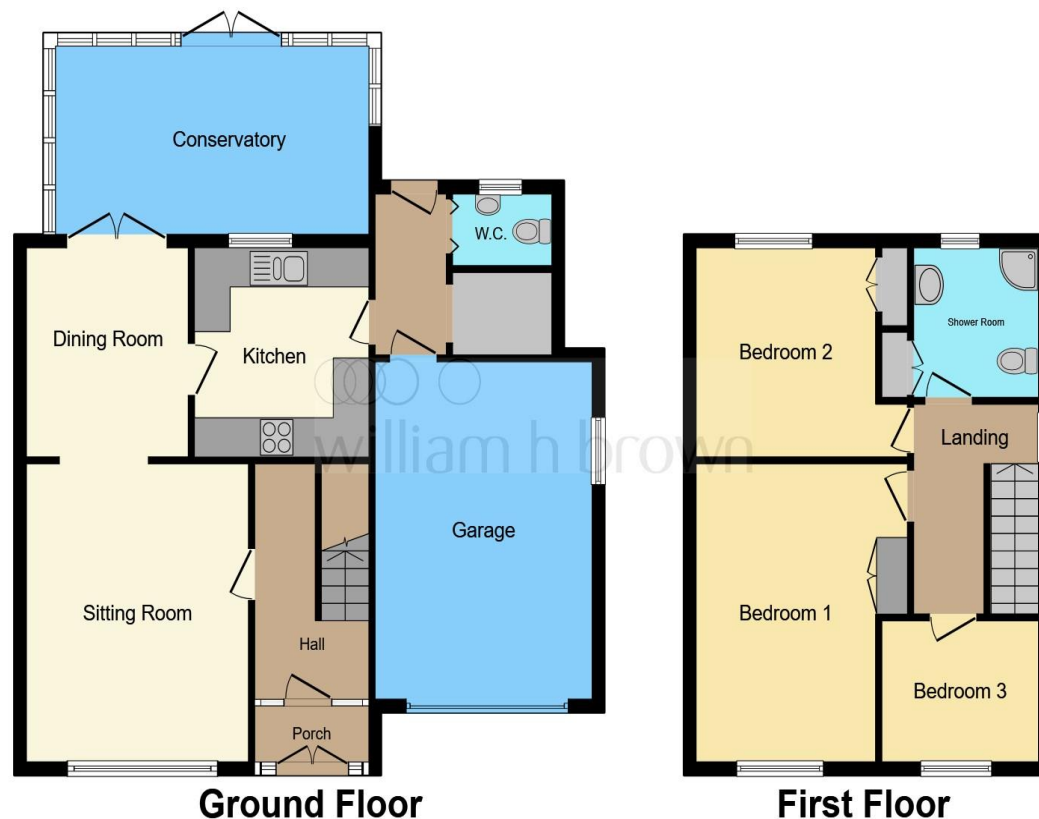
Tenure: Freehold EPC Rating: C

offers in the region of

£200,000

directions to this property:

See Multi-Map Illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109351 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk