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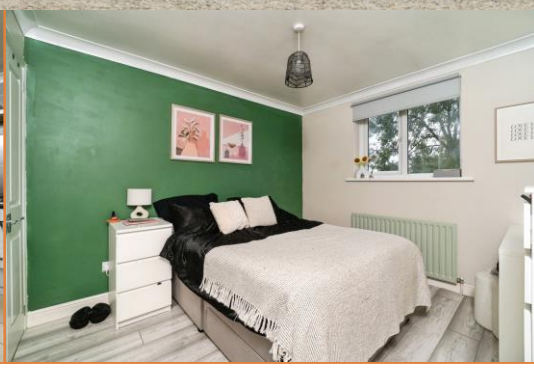
IMMINGHAM
01469 564294

LOUTH
01507 601550









Fulmar Drive

Louth
LN11 0ST

Offers in the Region Of £169,950

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Property Introduction
We welcome to the market this well presented 3 Bedroom Mid Terrace House located in Louth. In brief, the property offers an entrance porch, great sized living room with understairs storage cupboard with fitted shelving, Kitchen diner with french doors leading to the garden, 3 bedrooms with the master having a walk in wardrobe and modern shower room. Externally the property offers parking for two cars to the front, lawned and patio area to the rear as well as a shed. The property is only a short distance from amenities such as shops, pubs, restaurants, schools as well as public transport links. This property is ideal for first time buyers ... please contact the office in order to arrange a viewing.

Agents Note
Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies.

Entrance Porch
Entrance Porch has a door leading into the Lounge.

Lounge
12' 10" x 14' 11" (3.90m x 4.55m)
Has a double glazed window to the front elevation, central heating radiator and a good sized under stairs cupboard with built in shelving.

Kitchen Diner
7' 8" x 15' 0" (2.33m x 4.56m)
Comprising of modern wall, base and drawer units with complimentary worktop space over, stainless steel sink, integrated electric oven, 5 ring gas hob with extractor fan over, space and plumbing for a washing machine and tumble dryer as well as a radiator, ample space for a dining table, double glazed window to the rear elevation and double glazed french doors leading to the rear garden. The kitchen also houses the new central heating boiler which was installed in 2024.

Landing
Has a central heating radiator, loft hatch access with ladder and doors leading into the following rooms:

Bedroom 1
10' 11" x 9' 9" (3.34m x 2.96m)
Has a double glazed window to the rear elevation, wood effect laminate flooring, central heating radiator and a walk in wardrobe with build in shelving and hanging space.

Bedroom 2
11' 10" x 7' 9" (3.60m x 2.35m)
Has a double glazed window to the front elevation and a central heating radiator.

Bedroom 3
8' 6" x 6' 10" (2.58m x 2.09m)
Has a double glazed window to the front elevation, central heating radiator and a fitted storage cupboard.

Shower Room
7' 9" x 4' 10" (2.35m x 1.47m)
Comprising of a walk in shower with mains rainfall shower head over, WC, hand wash basin with vanity storage below, wall mounted mirror with built in storage cupboard, wall mounted heated towel rail and an opaque window.

External
Externally, the property benefits from a driveway to the front ideal for two spaces. The rear offers a patio area ideal for outdoor seating as well as a small lawned area. There is also an outdoor shed and outdoor electrics to the front and rear.

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, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

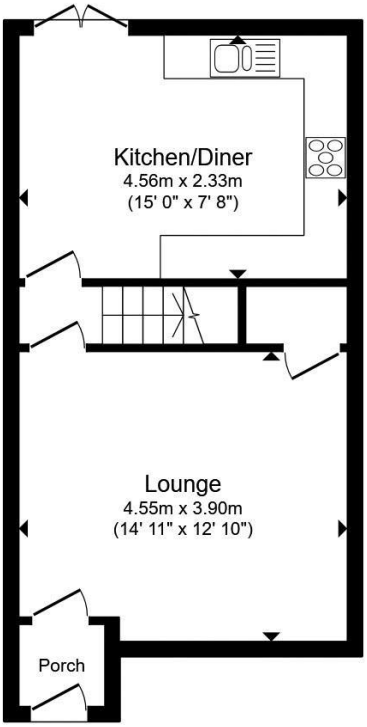
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

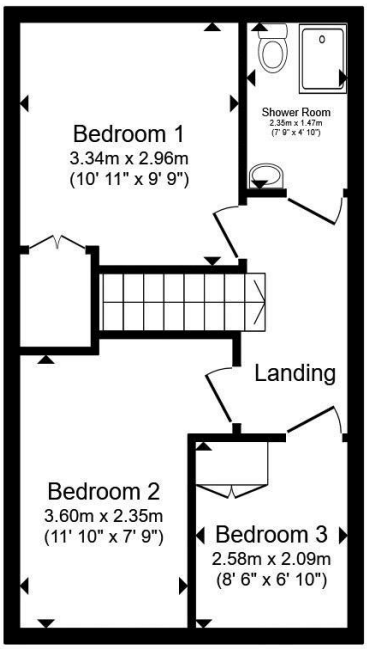
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor

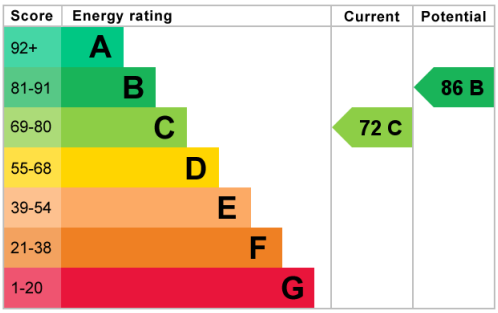


First Floor

Total floor area 77.2 m² (831 sq.ft.) approx

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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MS/SEQ/8768/08.26