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

8 Longleat Drive
Louth
LN11 0YW

£189,950

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Property Description
Offered to the market with no forward chain, Crofts are delighted to present this superbly extended three-bedroom semi-detached family home, ideally positioned on the sought-after fringes of Louth. Beautifully improved with a substantial two-storey rear extension, this spacious and stylish property offers the perfect blend of modern open-plan living and comfortable family accommodation — truly ready to move straight into. The property enjoys the benefits of gas central heating and uPVC double glazing throughout, with well-presented accommodation comprising an inviting entrance hallway with useful walk-in storage cupboard providing access to the attached garage, a stunning open-plan kitchen, dining and living space ideal for entertaining and everyday family life, together with a separate cosy lounge to the ground floor. To the first floor, the property continues to impress with three bedrooms and a generous family bathroom, all arranged from a bright central landing. Outside, the home is complemented by established gardens to both the front and rear, with the rear garden enjoying a sunny aspect — perfect for relaxing or outdoor dining. A gated driveway provides secure off-road parking and leads to the attached garage, adding further practicality to this fantastic family home. Combining generous living space, a desirable location, and move-in-ready presentation, this is an excellent opportunity for buyers seeking a spacious family home on the edge of the ever-popular market town of Louth.

Entrance Hallway

uPVC double glazed entry door with adjoining glazed panel. Central heating radiator. Staircase to the first floor. Walk in storage cupboard/pantry also leading into the garage.

Kitchen/Diner/Living
15' 8" x 21' 7" (4.765m x 6.568m) max
Extended to the rear creating this spacious open plan dining living kitchen which offers an abundance of fitted wall and base units with contrasting work surfacing and matching island installed approximately five years ago by Peter Rhodes. Inset one and a half sink and drainer. Integrated electric hob and double Neff eye level oven. Plumbing and space for a washing machine. Integrated fridge and freezer. uPVC double glazed windows to the rear and side elevations along with patio doors leading out to the garden. Central heating radiator.

Lounge
11' 8" x 11' 5" (3.568m x 3.469m)
uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

Bedroom One
19' 8" x 11' 3" (5.988m x 3.432m) maximums
Extended to the rear and having uPVC double glazed windows to both the front and rear elevations offering a dual aspect view. Two central heating radiators. A range of fitted wardrobes and bedroom furniture complement the bedroom.

Bedroom Two
5' 6" x 12' 4" into wardrobes (1.674m x 3.757m)
uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Three
10' 7" x 5' 7" min (3.222m x 1.697m)
uPVC double glazed window to the rear. Central heating radiator.

Bathroom
15' 7" x 5' 11" (4.739m x 1.806m)
A spacious bathroom offering uPVC double glazed windows to the rear and side elevations. Equipped with a pedestal wash hand basin, w.c claw foot bath and a walk in shower. Splashback tiling. Central heating radiator.

Garage
16' 11" x 8' 6" (5.163m x 2.595m)
The garage offers an internal personal door leading back into the hallway through a cupboard and has internal light and power points. Electric entry door to the front elevation.

Outside

The property benefits from established yet relatively low maintenance gardens to both the front and rear elevations. The front has a secure gated driveway leading upto the garage, along with lawn and established shrubs. To the rear the garden offers gravelled areas, patio and raised beds all whilst enjoying a good degree of privacy and a sunny aspect.

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 and 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.

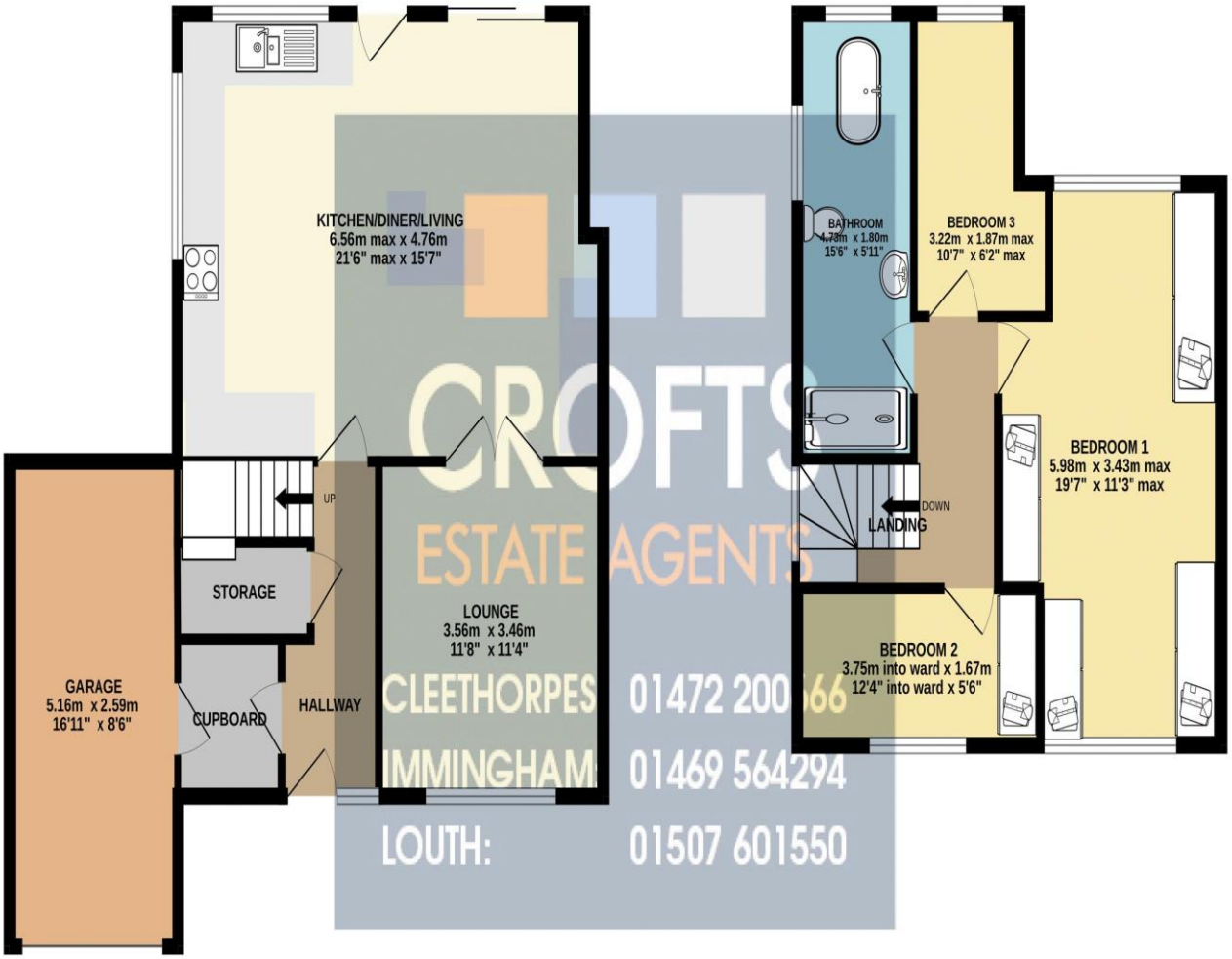
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
67.3 sq.m. (725 sq.ft.) approx.

1ST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



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TOTAL FLOOR AREA : 112.7 sq.m. (1213 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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MS/SEQ/8768/08.26