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



Alexander Drive

Louth
LN11 8QG

Offers in the Region Of £174,950

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Property Introduction

Early viewing is highly advised on this lovely and well presented three bedroom end mews house creating an ideal purchase for a variety of buyers from the first time through to the investor client. Offering the benefits of gas central heating and uPVC double glazing, the property comprises entrance hallway, lounge, kitchen, landing, three bedrooms and a bathroom. Open plan frontage and pleasant rear garden with parking to the rear for two cars.

Entrance Hallway

uPVC double window and composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge/Diner

22' 9" x 9' 7" (6.928m x 2.930m)

Neutrally decorated and offering uPVC double glazed windows to the front and rear elevations. uPVC double glazed entry door to the rear. Two central heating radiators. Coving to the ceiling. Archway through to the kitchen.

Kitchen

11' 8" x 6' 11" (3.567m x 2.096m)

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over and glass splashback. Plumbing for a washing machine. Central heating radiator.

First Floor Landing

Loft access to the ceiling. Storage cupboard housing a modern gas boiler.

Bedroom One

12' 1" x 9' 10" (3.694m x 3.001m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 5" x 9' 10" (3.169m x 2.996m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bedroom Three

8' 5" x 7' 0" (2.573m x 2.125m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard over the stairs.

Bathroom

6' 5" x 6' 10" (1.950m x 2.091m)

uPVC double glazed window to the rear elevation. The bathroom is equipped with a pedestal wash hand basin, close coupled w.c and panelled bath with screen and shower over. Tiled splashback. Central heating radiator.

Outside

This lovely home has open plan frontage with lawn and side gated access taking you around to the rear garden. The rear offers grassed area, garden shed and gated access to the rear leading out to a parking area where this property has two spaces.

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 B: To confirm council tax banding for this property please view the website 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 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

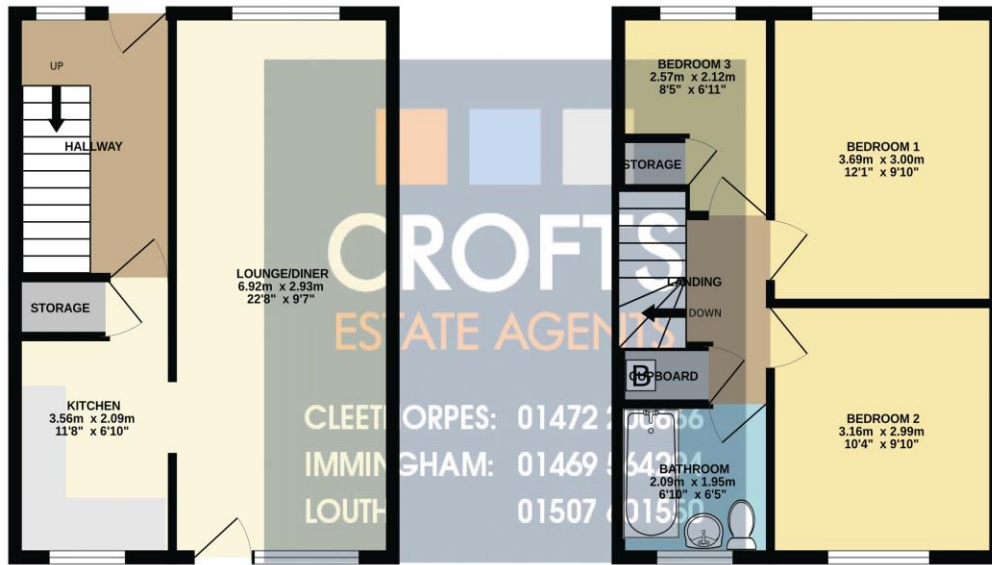
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
34.7 sq.m. (374 sq.ft.) approx.

1ST FLOOR
34.7 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA: 69.5 sq.m. (748 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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