



# CROFTS ESTATE AGENTS

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



20 Field Drive  
Louth  
LN11 8GR

Offers in the Region Of £245,000

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### Property Description

Built in 2024 and offered to the market with no forward chain, this modern detached home on Field Drive in Louth provides well-presented accommodation ideal for a range of buyers seeking a move-in ready property. The ground floor layout is designed for practical, modern living. To the front of the property is a bright and spacious kitchen–diner, offering ample room for both cooking and family dining. The generous lounge is positioned to the rear, providing a comfortable living space with views over and access to the enclosed rear garden. A convenient ground floor WC completes the downstairs accommodation. To the first floor are three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, creating a well-balanced layout suited to families, couples, or those needing additional workspace. Externally, the property offers further appeal. To the front is a driveway providing off-road parking for two vehicles. The enclosed rear garden offers a private and secure outdoor space, ideal for relaxing, entertaining, or family use. This attractive and energy-efficient home combines modern construction with a practical layout, making it a fantastic opportunity for buyers looking for a straightforward purchase in a popular Louth location.

### Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

### WC

5' 8" x 2' 11" (1.73m x 0.89m)

With an opaque window to the front elevation, vinyl flooring, a WC and basin.

### Kitchen/Diner

15' 7" x 9' 6" (4.75m x 2.89m)

The kitchen-diner has a window to the front elevation, a radiator and vinyl flooring. There is also a modern range of fitted units with a sink and drainer, plumbing for a washing machine and dish washer, an electric oven and gas hob with an extractor over.

### Lounge

11' 11" x 16' 8" (3.63m max x 5.08m max)

The lounge has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also access to the under stairs cupboard.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### **Bedroom One**

15' 10" x 9' 4" (4.83m max x 2.84m max)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

### **En-suite**

7' 5" x 4' 10" (2.27m x 1.48m)

The en-suite has a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

### **Bedroom Two**

11' 11" x 7' 0" (3.64m x 2.14m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### **Bedroom Three**

11' 8" x 9' 4" (3.56m max x 2.84m max)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### **Bathroom**

5' 8" x 7' 1" (1.73m x 2.15m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

### **Outside**

With off road parking for two vehicles to the front. The rear garden is enclosed by perimeter fencing with a gate to a side passage and reveals a lawn and patio area.



### 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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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

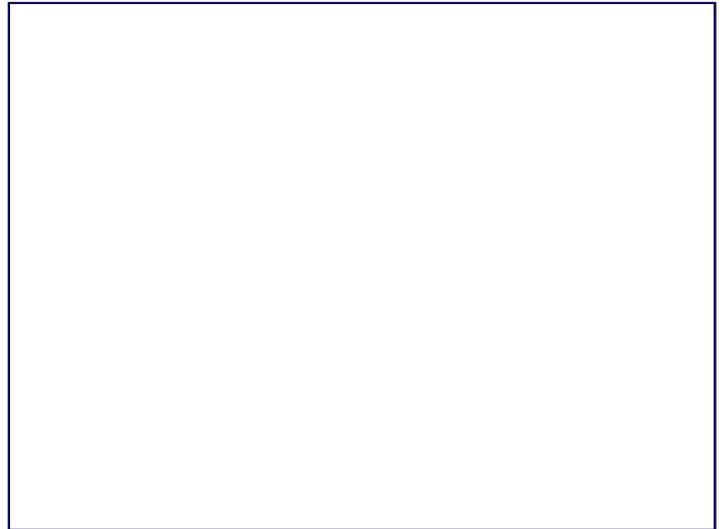


photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



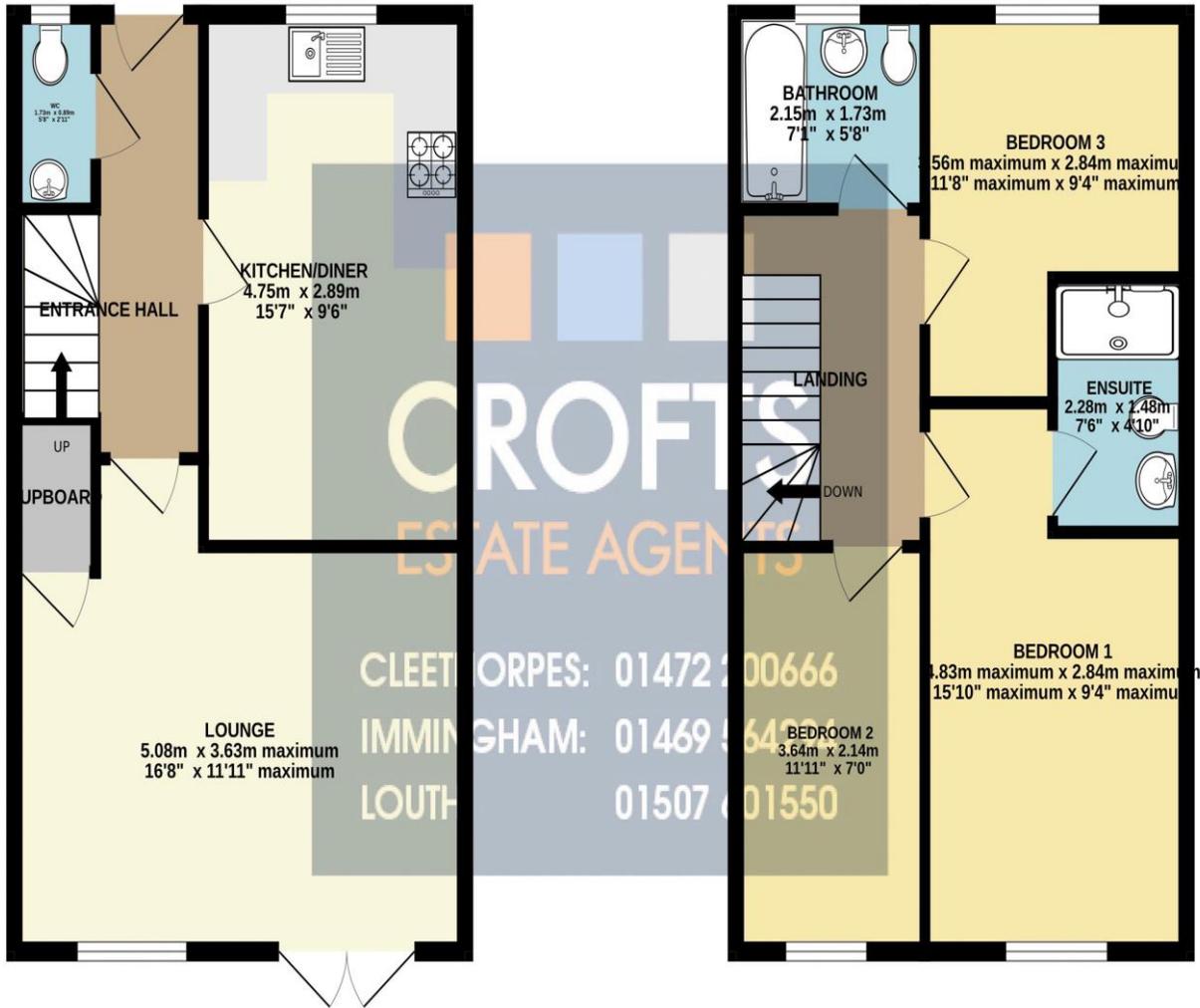
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

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

GROUND FLOOR  
41.8 sq.m. (450 sq.ft.) approx.

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 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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