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



19 Acorn Avenue
Louth
LN11 7DR

Offers in the Region Of £230,000

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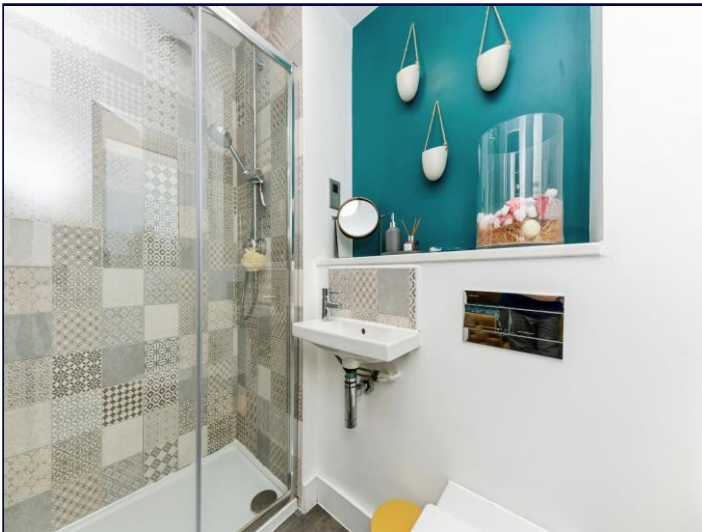
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Property Description

Situated within a highly regarded residential development in the historic market town of Louth, this superbly appointed detached family home offers stylish and contemporary living throughout. Constructed in 2020, the property benefits from modern fittings, well-planned accommodation and a generous rear garden, making it an ideal purchase for families, professionals or those seeking a home ready to move straight into. The ground floor accommodation is centred around a welcoming lounge, providing a comfortable space for relaxation and everyday living. To the rear of the property is an impressive kitchen-diner, beautifully presented and designed to meet the demands of modern family life. Offering ample space for dining and entertaining, this bright and sociable room enjoys views over the rear garden. A convenient cloakroom/WC completes the ground floor accommodation. To the first floor, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to an excellent standard. Externally, the property enjoys an attractive front garden alongside a driveway providing off-road parking. To the rear is a generous enclosed garden, offering an excellent

space for children to play, family gatherings and outdoor entertaining during the warmer months. The garden combines practicality with enjoyment and further enhances the appeal of this wonderful home. Presented to a high standard throughout and offering all the advantages of a modern build, this impressive detached residence is expected to attract considerable interest and early viewing is highly recommended.

Entrance Hallway

Entering the property reveals a radiator and oak flooring. There is also access to the under stairs cupboard.

Kitchen/Diner

9' 9" x 21' 3" (2.98m x 6.48m)

The kitchen-diner has both a window and French doors to the rear elevation, a radiator and oak flooring. There is also a superb modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and a good space for a dining table and chairs. Integral appliances include a fridge-freezer, dishwasher, an electric double oven and a gas hob with an extractor over.

Lounge

14' 5" x 10' 10" (4.40m x 3.30m)

The lounge has a bay window to the front elevation, a radiator and oak flooring.

W/C

The WC has an opaque window to the front elevation, a radiator, oak flooring and a WC and basin.

First Floor Landing

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

Bedroom One

12' 0" x 9' 10" (3.66m x 2.99m)

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

En-suite

6' 6" x 4' 3" (1.99m x 1.29m)

The en-suite has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

10' 3" x 9' 10" (3.13m x 2.99m)

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

Bedroom Three

8' 8" x 11' 0" (2.64m x 3.36m)

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

Bathroom

10' 0" x 5' 8" (3.06m x 1.73m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a mains shower.

Outside

With tidy gardens to the front and rear, the front has a lawn with established shrubs and a driveway for off road parking. The rear garden has a really good sized family friendly space with a feature decked area ideal for alfresco dining and further patio area, with established shrubs and all enclosed by perimeter fencing.

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 : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

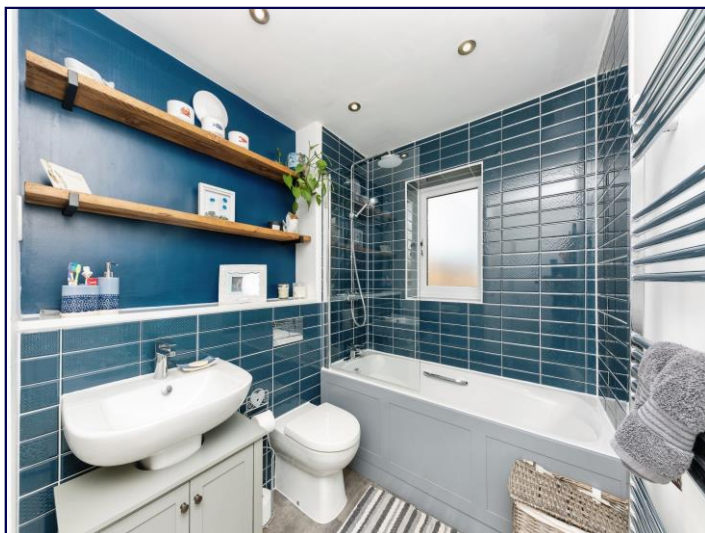
Mortgage Services

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

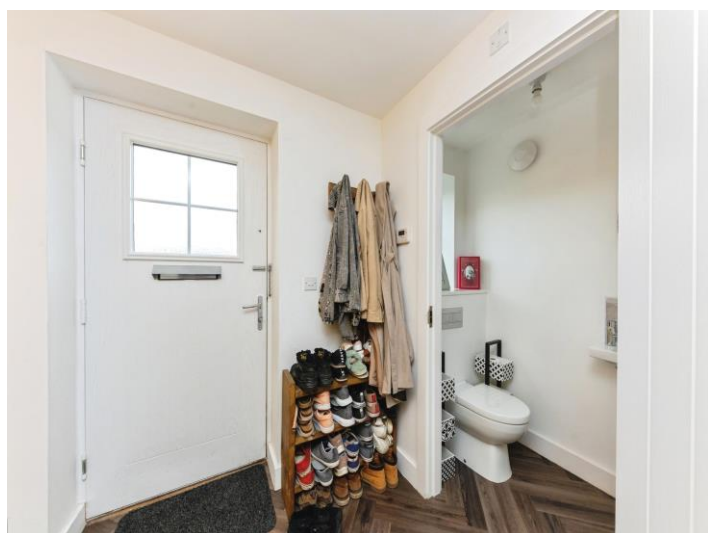
We offer a free valuation with no obligation, just call the relevant



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.

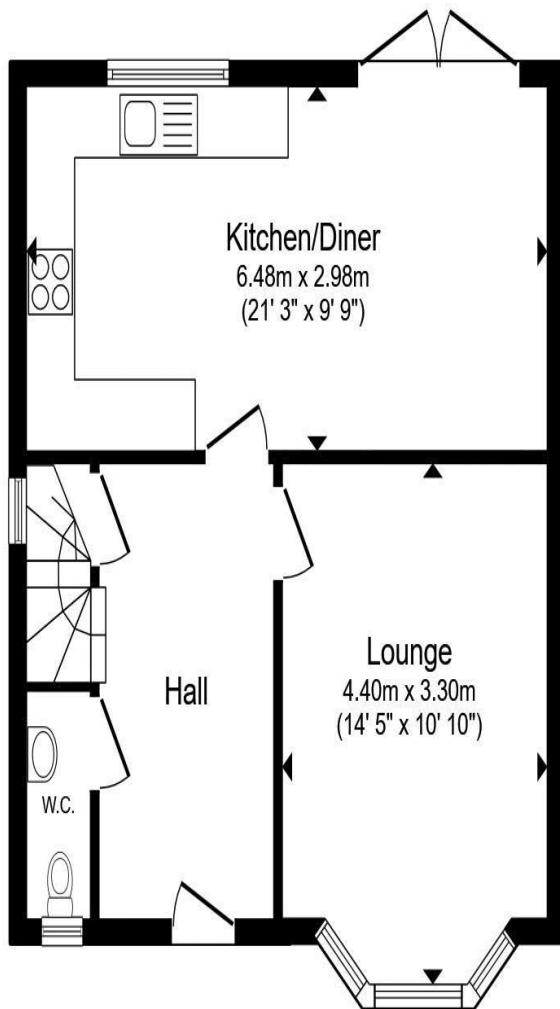




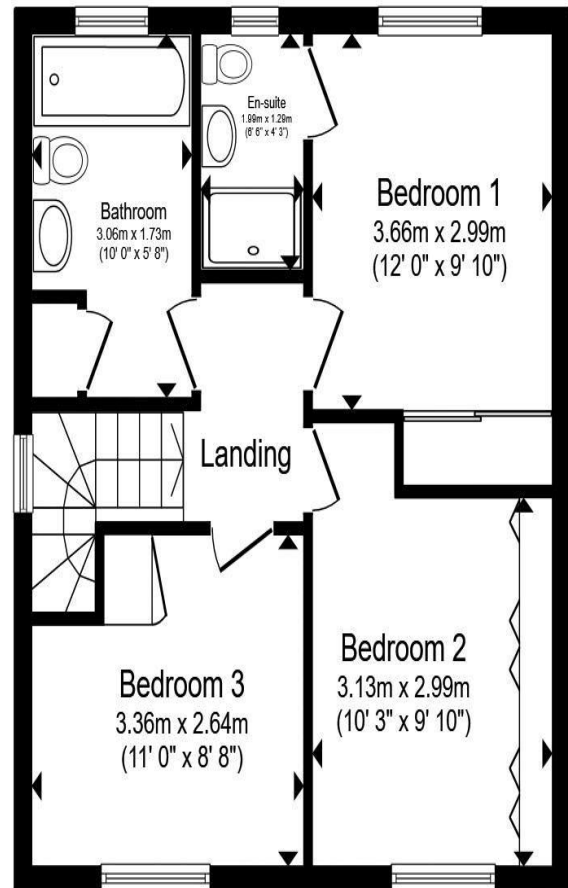
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

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



Ground Floor



First Floor

Total floor area 91.5 m² (985 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

