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



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£350,000

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Property Introduction

This well-presented detached dormer bungalow is situated in the lovely market town of Louth and benefits from gas central heating and uPVC double glazing throughout. The ground floor accommodation includes a welcoming entrance hall leading to a comfortable lounge (or possible 4th bedroom) and an open-plan kitchen and dining area, ideal for everyday living and entertaining. A bright sun lounge provides an additional versatile space that enjoys a light and airy feel, while a well-appointed bathroom and a further bedroom complete this level. A useful garage is also included. Upstairs, the first floor offers two further bedrooms, one of which benefits from its own en-suite, together with eaves storage providing practical additional space. Combining flexible living arrangements with the convenience of single-storey living and additional first-floor accommodation, this dormer bungalow presents an excellent opportunity for a range of buyers seeking a well-configured detached home.

Entrance Hallway

Neutrally decorated, the hallway has dado rail and panelling to the lower half. Decorative glazed uPVC entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge

12' 4" x 10' 11" (3.77m x 3.33m)

Pleasantly presented and having uPVC double glazed bay window to the front elevation, this is a versatile room that could even be put

to use as a another bedroom for those wishing to do so. Central heating radiator. Coving and rose to the ceiling.

Dining Area

15' 3" x 11' 1" (4.66m x 3.38m)

A well proportioned dining area with dual aspect windows. Central heating radiator. Coving to the ceiling. Decorative feature fireplace. Useful storage/coat cupboard. Leading to the kitchen.

Kitchen

8' 10" x 10' 9" (2.69m x 3.28m)

The kitchen offers an excellent range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Space for a range oven with chimney extractor over. Integrated appliances include integrated dishwasher, washer, fridge and freezer. Tiled splashback. Coving to the ceiling.

Sun Lounge

21' 10" x 9' 1" (6.66m x 2.76m)

An impressive and generously proportioned sun room, providing a superb additional reception space with an abundance of natural light. The room features a striking vaulted ceiling with inset spotlights, extensive glazing overlooking the rear garden and glazed double doors opening directly onto the patio. Finished in light, neutral tones with fitted carpet and radiator, this versatile room offers ample space for a substantial suite of furniture and

creates an excellent setting for relaxing and entertaining throughout the year.

Bedroom 2

12' 11" x 10' 8" (3.93m x 3.26m)

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

Bathroom

10' 8" x 5' 11" (3.25m x 1.80m)

An impressive and well-appointed bathroom featuring a freestanding roll-top bath with traditional-style chrome fittings, together with a separate glazed corner shower enclosure. Further comprising a low-flush WC and modern vanity unit incorporating a wash basin and useful storage. Stone-effect wall finishes, wood-effect flooring, recessed lighting, a chrome heated towel rail and frosted double-glazed window complete the room.

First Floor Landing

With central heating radiator.

Bedroom 1

11' 2" x 10' 2" (3.41m x 3.11m)

A generously proportioned principal bedroom with a large window providing plenty of natural light. The room offers ample space for bedroom furniture and benefits from built-in storage, neutral décor, fitted carpet and a radiator. A particular feature is the private en-suite shower room, adding convenience to the principal bedroom.

En-suite

11' 7" x 5' 10" (3.53m x 1.77m)

A well-proportioned shower room fitted with a three-piece suite comprising a generous shower enclosure with thermostatic shower, pedestal wash hand basin and WC. The shower area features attractive neutral-toned tiling with decorative mosaic-style detailing, complemented by light décor.

Bedroom 3

10' 10" x 7' 5" (3.30m x 2.25m)

uPVC double glazed window to the rear. Central heating radiator.

Garage

15' 6" x 8' 0" (4.72m x 2.43m)

With side door and having electric roller door. Internal light and power.

Outside

A particular feature of the property is the generous rear garden, which is predominantly laid to lawn and enclosed by timber fencing. Established shrubs, hedging and mature planting provide an attractive backdrop, while the size of the lawn offers plenty of space for outdoor recreation. Immediately adjoining the property is a spacious paved patio area, ideal for outdoor seating and entertaining, complemented by raised brick borders, planted pots and ornamental features. Further seating is positioned towards the rear of the garden, providing an additional area from which to enjoy the outside space. The garden also benefits from access alongside the brick-built outbuilding/garage, with mature planting around the boundaries completing this well-proportioned and established outdoor space. To the front there is ample off road parking with a driveway leading to the garage. Also potential for off road storage for a caravan or similar (subject to size).

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

Mortgage Services

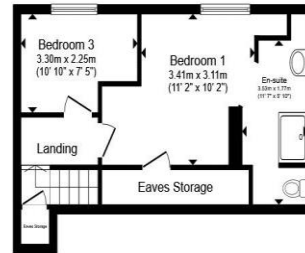
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals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





Ground Floor



First Floor

Total floor area 130.5 m² (1,405 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

