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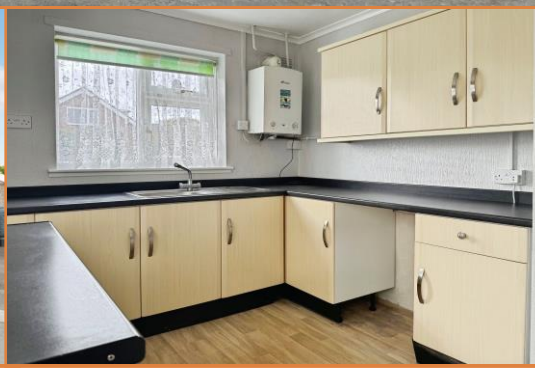
SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



19 Wood Lane
Louth
LN11 8RS

Offers in the Region Of £259,000

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Property Description

Offered for sale with no forward chain, this well-positioned three-bedroom semi-detached dormer bungalow is located on the popular Wood Lane in Louth and occupies a generous corner plot, offering excellent potential for a range of buyers including families, downsizers, or those seeking flexible accommodation. The property provides spacious and versatile living accommodation throughout, with the ground floor comprising a welcoming entrance hall, a bright and airy lounge-diner ideal for relaxing or entertaining, a fitted kitchen, a ground floor bedroom, and a family bathroom, making the layout particularly suitable for those looking for single-level living if desired. To the first floor are two further well-proportioned bedrooms, offering flexible space for family members, guests, or a home office. Externally, the bungalow stands on an attractive corner plot with gardens to the front, side, and rear, providing plenty of outdoor space to enjoy. A driveway and detached garage offer ample off-road parking and useful storage. Situated within easy reach of Louth town centre, local amenities, and transport links, this property presents an excellent opportunity to acquire a versatile home in a highly regarded residential location with the added benefit of no onward chain.

Entrance Hall

Entering the property through the entrance porch reveals the entrance hall.

Lounge/Diner

The lounge-diner has windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

Kitchen

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bedroom Two

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

Shower Room

The shower room has an opaque window to the side elevation, fully tiled walls and a white suite with a WC, basin and an electric shower.

First Floor

Stairs lead up to the first floor.

Bedroom One

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

Bedroom Three

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

Garage

With an up and over door.

Outside

Standing on a corner with a lawn to the front which continues to the side, with established shrubs and perimeter fencing. There is a low maintenance patio area to the rear ideal for alfresco dining. There is also a driveway providing off road parking.

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

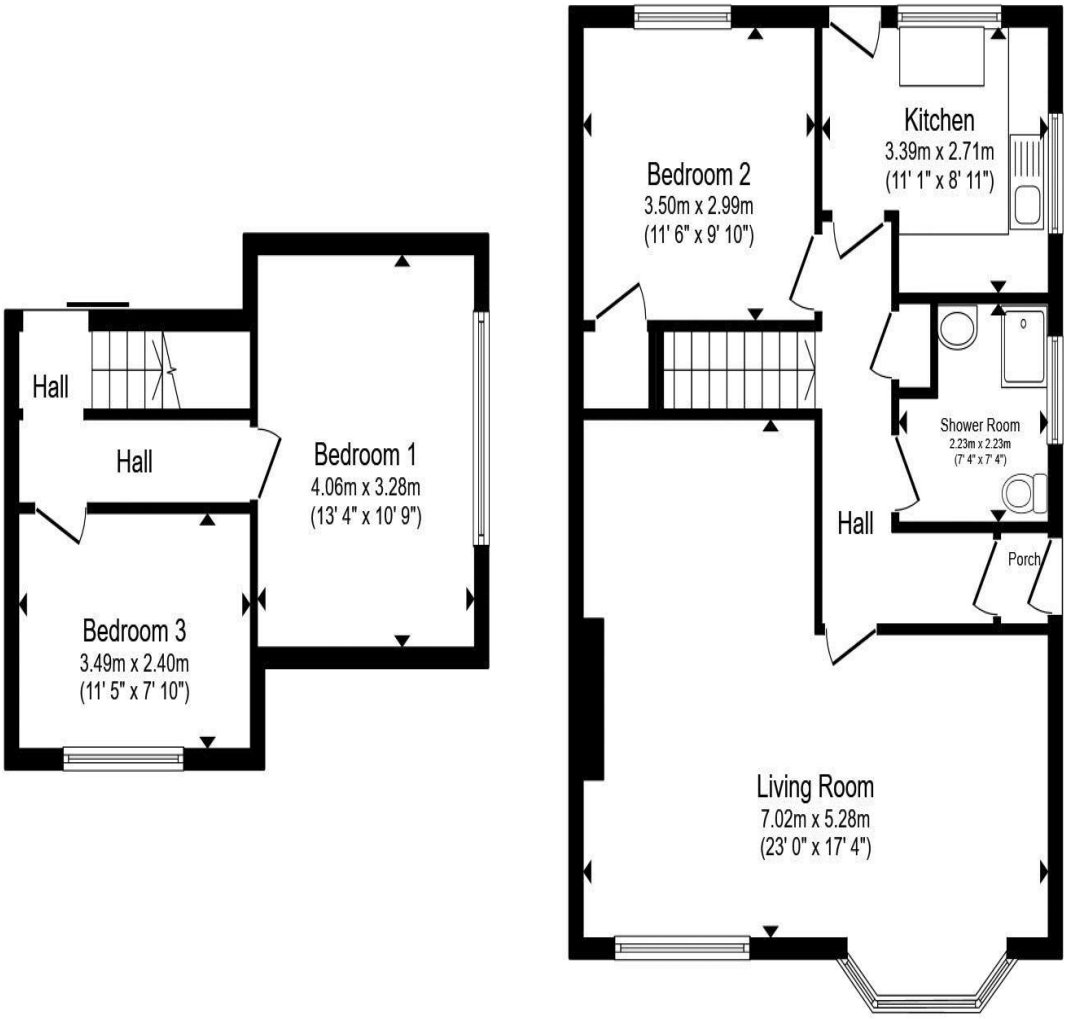
Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing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

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



First Floor **Ground Floor**

Total floor area 94.6 m² (1,019 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

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MS/SEQ/8768/08.26