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

53 Wood Lane
Louth
LN11 8RY

£240,000

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Property Description
Offered to the market with no forward chain, this detached two-bedroom bungalow occupies a desirable position on the sought-after Wood Lane in Louth and presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Requiring a programme of modernisation throughout, the property offers fantastic potential and is ideal for those seeking a rewarding renovation project. The accommodation is well planned and comprises a welcoming entrance hall leading to a spacious front-facing lounge, providing a comfortable space to relax and unwind. The lounge opens into a separate dining area positioned at the rear of the property, enjoying pleasant views over the rear garden and creating an ideal setting for everyday dining or entertaining family and friends. The kitchen offers a practical layout with excellent scope for refurbishment or redesign to suit individual requirements. The bungalow further benefits from two well-proportioned bedrooms, both offering comfortable accommodation, together with a shower room that completes the internal layout. Outside, the property enjoys attractive gardens to both the front and rear. The front garden enhances the property's kerb appeal and is complemented by a driveway providing ample off-road parking, leading to a detached garage that provides additional storage or secure parking. The enclosed rear garden offers a delightful outdoor space with excellent potential for landscaping, making it ideal for gardening enthusiasts or those wishing to create a peaceful place to relax. Wood Lane is a highly regarded residential location within the popular market town of Louth, offering convenient access to a wide range of amenities, independent shops, supermarkets, cafés, and leisure facilities. Excellent transport links and nearby countryside further enhance the appeal of this desirable setting. With its generous plot, detached design, garage, driveway, and exceptional scope for improvement, this property represents a fantastic opportunity for buyers looking to modernise and add value. Early viewing is highly recommended to appreciate everything this home has to offer.

Entrance Hall
Entering the property reveals a radiator and a carpeted floor.

Living Room
19' 9" x 17' 8" (6.03m x 5.39m)
The living room has a window to the front elevation, a radiator and a carpeted floor. The dining room is found off the living room.

Dining Room
The dining room has French doors to the rear elevation, a radiator and a carpeted floor.

Kitchen
9' 10" x 9' 4" (3m x 2.85m)
The kitchen has a window to the rear elevation, a door to the side elevation and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Bedroom One
10' 10" x 11' 9" (3.30m x 3.57m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two
11' 8" x 8' 9" (3.56m x 2.66m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room
6' 9" x 6' 7" (2.07m x 2.00m)
The shower room has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a large cubicle with a mains shower.

Garage
17' 9" x 8' 1" (5.40m x 2.46m)
The garage has an up and over door.

Outside
With gardens to the front and rear and with parking to the front on the driveway.

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.

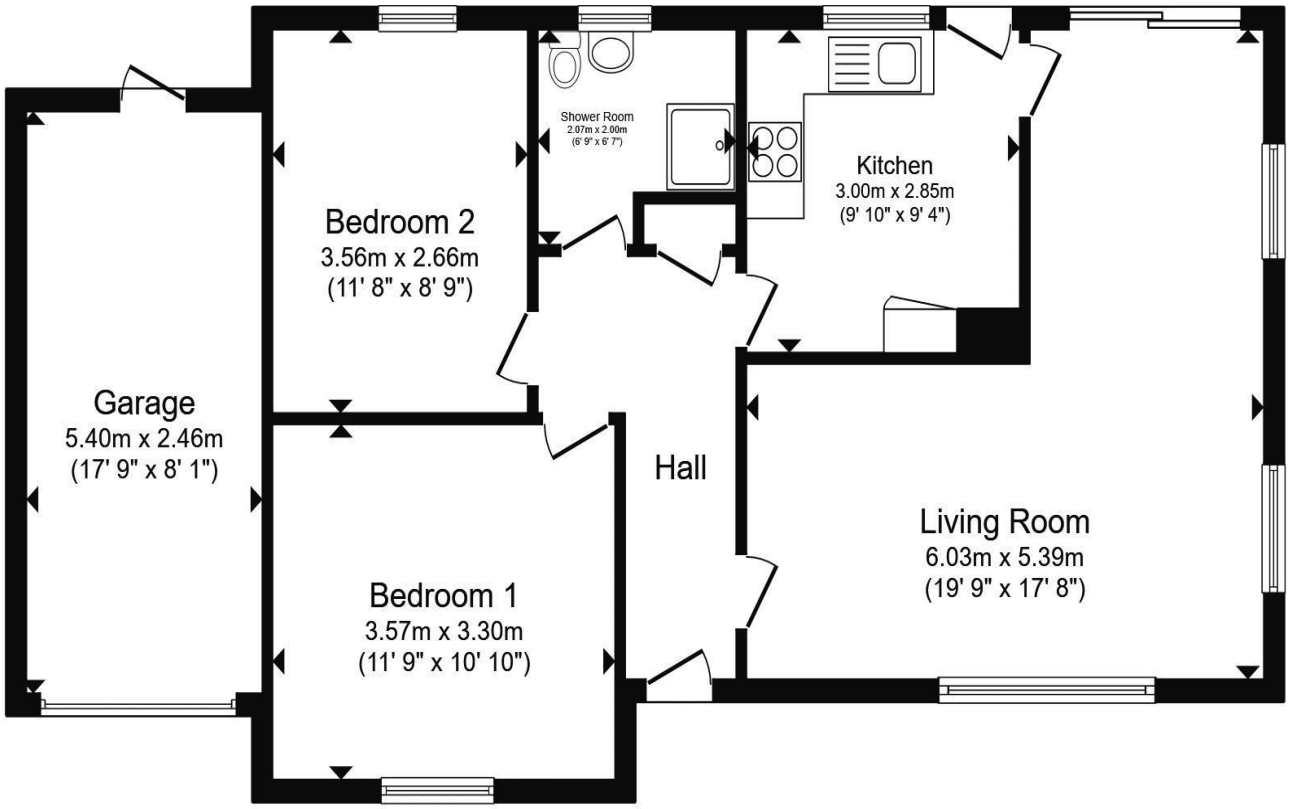
Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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



Total floor area 79.4 m² (855 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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