



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Church Street

Louth  
LN11 9DE

£135,000

This stunning mid terrace home is conveniently located in the popular market town of Louth, conveniently located within 5 minutes walk of Louth market place and a wealth of amenities including shops, pubs and doctors. Having the rare advantage of a driveway to the front providing valuable off road parking, this ideal first time buy comes with gas underfloor heating across the ground floor, with a superb contemporary open plan living space which needs to be viewed in order to be fully appreciated. The low maintenance accommodation is ideal for first time buyers, downsizers or even for use as a holiday let , with low energy bills making it a cost effective property to run. Briefly comprised of modern fitted kitchen, lounge dining room, bathroom suite and two double bedrooms to the first floor. To the rear is a low maintenance private rear garden with access into a brick outbuilding providing useful storage and has power points, currently housing additional fridge freezer and washer / dryer

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#### Entrance

Door to front opens into kitchen

#### Kitchen diner

9' 1" x 11' 0" (2.779m x 3.346m)

uPVC window to front, range of modern fitted units, stainless steel sink unit with draining board and mixer tap, integral oven, hob and extractor, wall mounted combi boiler, plumbing for washing machine, tiled walls, under unit lighting, spotlight ceiling, open plan entrance into living room. Tiled floor, underfloor heating.

#### Lounge

15' 9" x 11' 0" (4.809m x 3.36m)

Stairs to first floor, spotlight ceiling, tiled flooring, uPVC french doors to rear leading to rear garden. Door to rear leads to bathroom. Under floor heating

#### Bathroom

6' 10" x 5' 1" (2.092m x 1.55m)

Opaque uPVC to side, panelled bath with shower over, close coupled w/c, pedestal wash basin, tiled walls, tiled floor.

#### Bedroom 1

9' 3" x 9' 10" (2.818m x 2.993m)

uPVC window to front, radiator

#### Bedroom 2

9' 3" x 8' 2" (2.810m x 2.49m)

uPVC window to rear, radiator

#### Outside

The front of the property is approached by a driveway to the front providing off road parking. The rear garden is a private and low maintenance courtyard, enclosed by tall boundary walls and wooden fencing. There is access to a useful brick outbuilding which has electric sockets and is currently used to house an additional fridge, freezer and a washer/ dryer

### 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.

### Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: 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

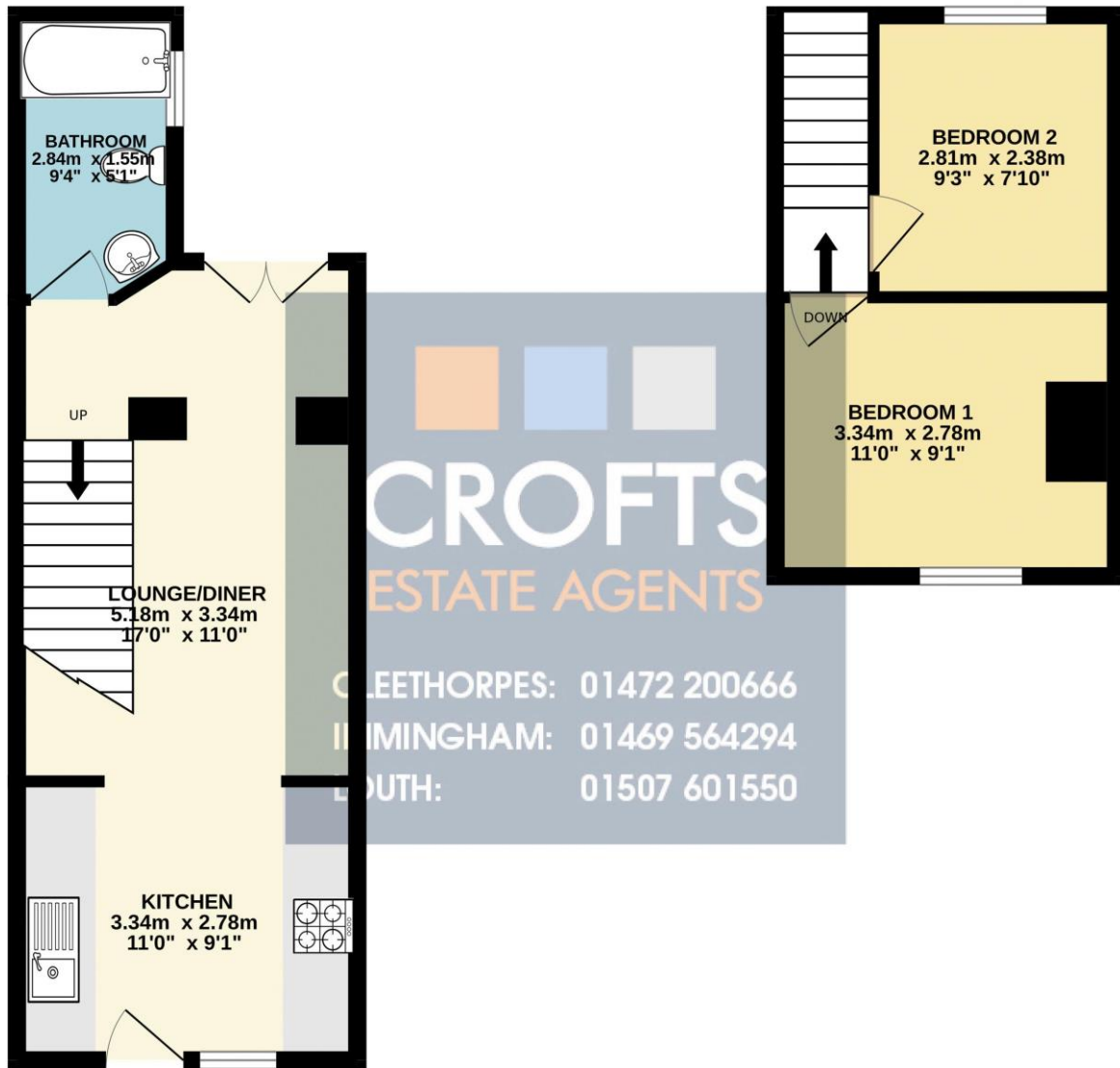
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
30.0 sq.m. (322 sq.ft.) approx.

1ST FLOOR  
18.1 sq.m. (195 sq.ft.) approx.



TOTAL FLOOR AREA : 48.1 sq.m. (517 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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