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

81 Brackenborough Road
Louth
LN11 0AD

Offers in the Region Of £340,000

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Property Description
This most beautiful and stunning two/three bedroom detached bungalow which has been superbly refurbished and modernised to create a beautiful home along with lovely and good sized rear garden. Situated on Brackenborough Road in the popular market town of Louth and therefore close to many local amenities, the property creates an ideal purchase for a variety of buyers. This lovely, versatile detached property benefits from uPVC double glazing, and gas central heating and comprises main hallway, with lounge, two double bedroom, shower room and the superb kitchen off. Further accommodation includes a conservatory, second hallway, utility/cloakroom and a versatile reception room which could be used as a third bedroom. Ample off road parking to the front. The property sits on a large plot with good sized enclosed rear gardens which enjoy a southerly facing aspect along with a great degree or privacy.

Entrance Hall

uPVC double glazed entry door to the front elevation with adjoining glazed panels. Neutrally decorated and having loft access. Central heating radiator.

Bedroom One
11' 5" x 11' 5" (3.48m x 3.49m)
PLeasantly decorated the first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two
8' 11" x 11' 5" (2.71m x 3.48m)
The next double bedroom is located to the rear and has a uPVC double glazed window. Central heating radiator.

Shower Room
5' 9" x 5' 2" (1.74m x 1.57m)
With two uPVC double glazed windows this modern shower room has a walk in shower, and w.c and wash basin set into a modern unit.Chrome effect central heating towel radiator. Electric shaving point. Chrome effect central heating radiator.

Lounge
11' 5" x 14' 7" (3.48m x 4.45m)
Offering ample natural light with uPVC double glazed bay window to the front elevation and a further double glazed window to the side. Two central heating radiators. Inset gas fire creating a pleasant focal point.

Kitchen / Diner
12' 7" x 21' 3" (3.825m x 6.485m)

One of the key selling features to this superb home has to be that of this most beautiful kitchen diner. Equipped with a base and larder styled units along with dekton work top, an island and a breakfast bar. Induction hob with ground fed extractor. Integrated oven and microwave. Integrated fridge, freezer and dishwasher. Under worktop sink. A focal point of the room is created by the inset multi fuel stove set into the wall. Column radiator. The room is flooded with natural light with two uPVC double glazed windows to the front and French doors to the rear. Opening through to the conservatory.

Conservatory
9' 11" x 10' 4" (3.03m x 3.14m)
With central heating radiator, the conservatory opens from the superb dining kitchen and is uPVC double glazed with French doors out to the garden. Central heating radiator.

Utility/Cloakroom
6' 4" x 5' 2" (1.923m x 1.577m)
A superb addition is this useful space accommodating both a utility area and a cloakroom. Equipped with a w.c and sink and drainer along with plumbing for a washing machine. Central heating radiator.

Bedroom Three
14' 10" x 8' 3" (4.520m x 2.510m)
A versatile space that is currently used as a office / hobby room but makes a lovely sized third bedroom. uPVC double glazed window. Central heating radiator.

Garage
9' 1" x 9' 3" (2.779m x 2.807m)
Personal door from the property and an up and over door to the front. Internal light and power.

Outside

Set upon this good sized plot with ample frontage with lawn and block paved driveway creating off parking for several vehicles. Another selling point has to be this great sized rear garden which offers a great degree of privacy and a southerly facing aspect. Attractively presented to create an ideal garden for entertaining with a large expanse of lawn and having paved footpath and central seating area. Timber summer house with electric. Established shrubs and plants complement th

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 C: 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.

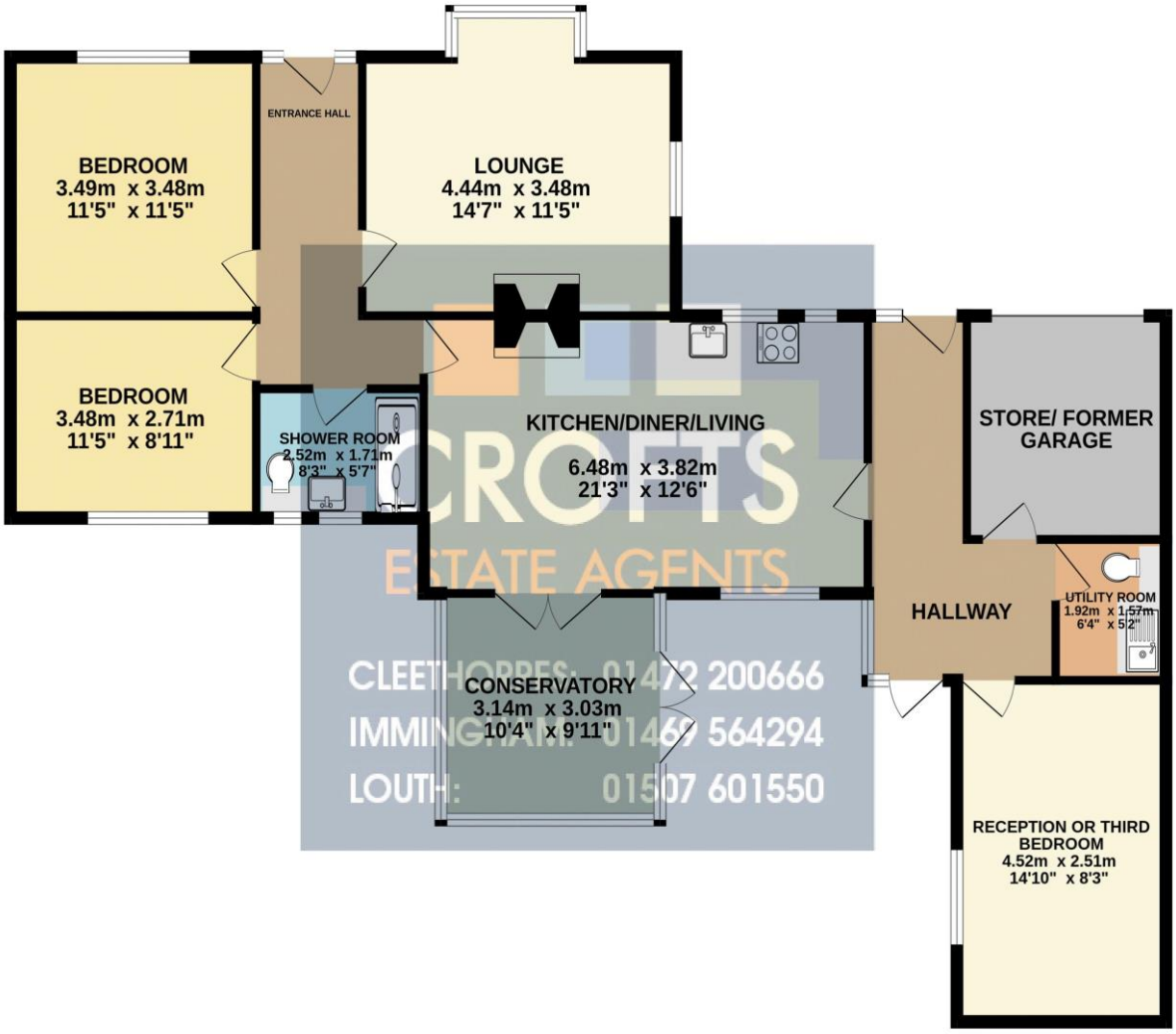
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

GROUND FLOOR
115.7 sq.m. (1246 sq.ft.) approx.



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TOTAL FLOOR AREA : 115.7 sq.m. (1246 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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