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



4 Almond Crescent
Louth
LN11 8DY

Offers in the Region Of £329,950

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Property Description

This superb detached family home on Almond Crescent in Louth offers modern, well-presented accommodation throughout, ideal for growing families or those seeking comfortable living in a peaceful residential area. The ground floor features a welcoming entrance lobby leading to a convenient ground-floor WC. The spacious lounge is a standout, complete with a stylish media wall perfect for relaxing evenings or entertaining. To the rear, an impressive kitchen/diner spans the width of the property, fitted with contemporary units and benefiting from large windows and doors overlooking the tidy rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. Upstairs, three well-proportioned bedrooms provide ample space for the family, served by a sleek, modern family bathroom with high-quality fixtures. Externally, the property boasts ample off-road parking to the front, with additional space suitable for a caravan or boat. An integral garage adds valuable storage or workshop potential. The rear garden is neatly maintained, offering a private, low-maintenance outdoor area perfect for summer gatherings or children to play. For added peace of mind, the property is also equipped with a CCTV security system. Situated in a popular part of Louth, this home combines practicality, style, and convenience – an exceptional opportunity not to be missed.

Entrance Hall

Entering through the entrance porch reveals the entrance hall with a fresh and modern finish which is echoed throughout, with coving to the ceiling, a radiator and Porcelain floor tiles.

Lounge

14' 10" x 12' 10" (4.53m x 3.92m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a media wall with an electric fire inset and also French doors to the kitchen-diner.

Kitchen/Diner

9' 1" x 31' 8" (2.76m x 9.66m)

The kitchen-diner has two windows and French doors to the rear elevation, coving to the ceiling, a radiator and Porcelain floor tiles. There is also a super range of fitted units with a sink and drainer, a dish washer, fridge-freezer and an electric double oven and gas hob with an extractor over.

Lobby

Leading through to the WC and garage with a door to the side elevation, fitted units, a radiator and Porcelain floor tiles.

WC

3' 3" x 4' 5" (0.99m x 1.34m)

The WC has an opaque window to the side elevation, a radiator, floor tiles and a tiled floor and also a WC with basin inset.

First Floor Landing

With a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom

One

11' 10" x 12' 5" (3.60m x 3.79m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

11' 11" x 12' 5" (3.62m x 3.79m)

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

Bedroom Three

6' 1" x 9' 6" (1.86m x 2.90m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also an area with built in storage.

Garage

18' 2" x 11' 7" (5.54m x 3.52m)

The garage has an electric roller door, window to the side, electrics and plumbing for a washing machine.

Outside

To the front there is a generous area providing ample space for off road parking. A gate is accessed through a side passage and leads into the rear garden. The rear garden has a lawn, perimeter fencing and a patio area ideal for alfresco dining.



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 website 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 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.





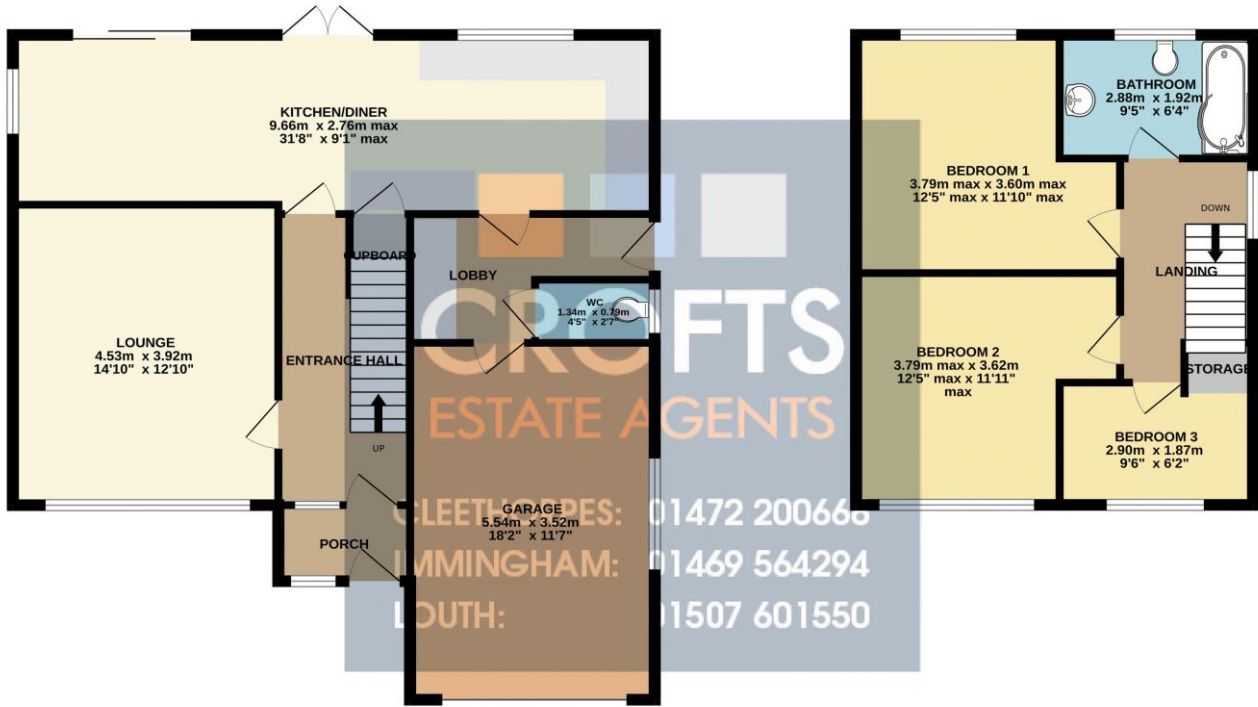
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

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

GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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