



# CROFTS ESTATE AGENTS

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



## Newbridge Hill

Louth  
LN11 0NQ

£185,000

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### Property Introduction

\*\*\*NO ONWARD CHAIN\*\*\* This superb modern end of link property is ideally placed within the market town of Louth, enjoying close proximity to shops, schools and Louth centre. Offered for sale with NO FORWARD CHAIN, the property offers well presented living accommodation throughout and is ideal for first time buyers, families or buy to let investment. Internal viewings are highly recommended and will reveal living accommodation briefly comprising of: Entrance hallway, cloakroom, lounge, kitchen dining room, three bedrooms, en suite shower room and family bathroom suite. Outside, there is a private and low maintenance garden to the rear which leads to a single garage and parking space.

### Entrance Hall

Entrance door to front opens into hallway, stairs to first floor landing, modern flooring, radiator in cover. Door to side opens into cloakroom

### Lounge

17' 1" x 10' 10" (5.213m x 3.292m)  
uPVC bay window to front aspect, radiator, modern flooring

### Cloakroom

5' 8" x 2' 8" (1.722m x 0.801m)  
Opaque double glazed window to side, radiator, close coupled w/c

### Kitchen dining room

9' 10" x 17' 7" (2.994m x 5.359m)  
uPVC double glazed french doors to rear leading to rear garden. Double glazed window to rear. Range of modern fitted units incorporating 1.5 stainless steel sink unit with draining board and mixer tap. Plumbing for washing machine, space for tumble dryer. Integral oven, hob and extractor over. Radiator in cover

### First Floor Landing

### Bedroom 1

12' 1" x 12' 1" (3.689m x 3.679m)  
uPVC window to front, fitted wardrobes, door leading into en suite. Radiator

### En suite

5' 5" x 6' 2" (1.663m x 1.89m)  
Opaque uPVC window to front, close coupled w/c, vanity wash basin, walk in shower, radiator

### Bedroom 2

9' 6" x 9' 1" (2.888m x 2.766m)  
uPVC window to rear, radiator

### Bedroom 3

9' 6" x 6' 3" (2.884m x 1.898m)  
uPVC window to rear, radiator

### Family Bathroom

5' 3" x 7' 0" (1.61m x 2.139m)

Close coupled w/c, pedestal wash basin with vanity cupboard, panelled bath. Tiled walls

### Outside

Low maintenance and private rear garden with gated access to the rear leading to single garage and parking space

### 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, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: 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.

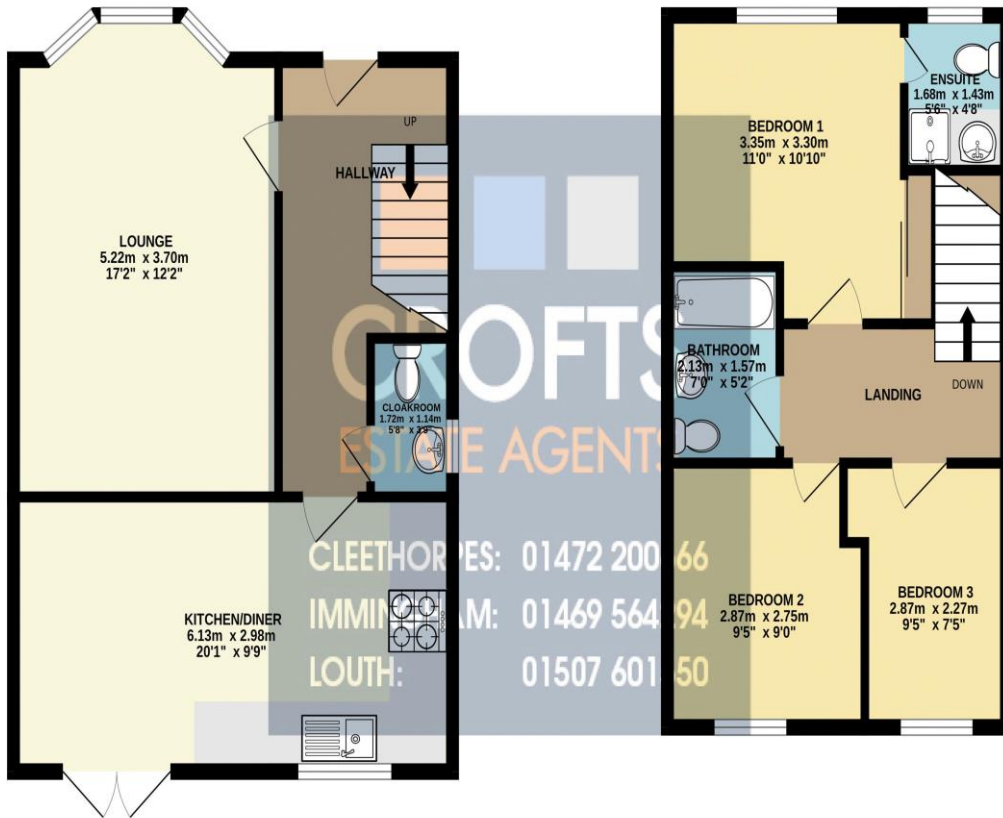
### Property Management

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.



GROUND FLOOR  
48.2 sq.m. (519 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 84.8 sq.m. (912 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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