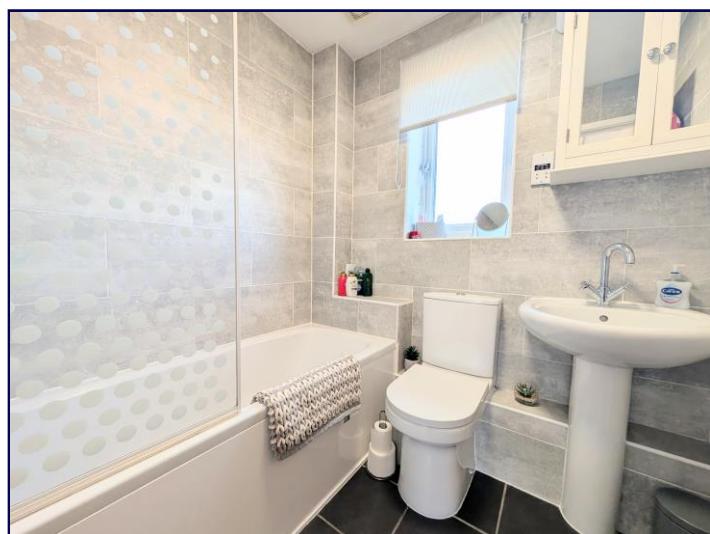




26 Alexander Drive
Louth
LN11 8QG

Offers in the Region Of £170,000



Property Description

This modern semi-detached property, located on the popular Alexander Drive in Louth, is an ideal purchase for a first-time buyer or those looking for a stylish, low-maintenance home. Finished to a contemporary standard throughout, the property is ready to move straight into and offers well-balanced accommodation. The ground floor comprises a welcoming lounge, providing a comfortable space to relax, along with a modern kitchen-diner that offers ample room for cooking, dining and entertaining. The layout is practical and well suited to modern living. To the first floor are two well-proportioned bedrooms and a modern bathroom, all finished with a clean and neutral décor that allows buyers to easily add their own personal touch. Externally, the property benefits from gardens to both the front and rear, providing outdoor space ideal for relaxing or entertaining during the warmer months. A driveway offers convenient off-road parking. Situated in a desirable residential area of Louth, Alexander Drive is well placed for access to local amenities, schools and transport links. This attractive home represents an excellent opportunity for first-time buyers seeking a modern property in a sought-after location, and early viewing is highly recommended.

Lounge

12' 4" x 13' 0" (3.77m x 3.95m)

The lounge has a window and door to the front elevation, a radiator and a carpeted floor. There is also an under stairs cupboard.

Kitchen/Diner

7' 2" x 13' 0" (2.18m x 3.95m)

The kitchen-diner has a window and door to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over. There is also a breakfast bar.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a built in cupboard and a carpeted floor.

Bedroom One

11' 1" x 9' 6" (3.37m x 2.90m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Two

8' 6" x 6' 5" (2.58m x 1.96m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

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Bathroom

6' 1" x 6' 2" (1.85m max x 1.87m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath.

Outside

The front garden space has a lawn and also a driveway providing off road parking to the side. The rear garden is a great size with a lawn, established shrubs and a patio area which is ideal for alfresco dining, all enclosed by perimeter fencing.



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 A: 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

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

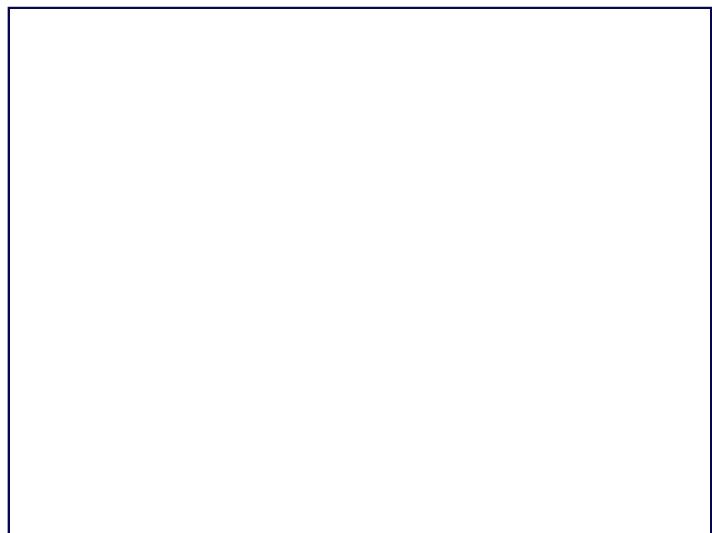


photographic inventories and regular property inspections to name just a few of our services.

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.



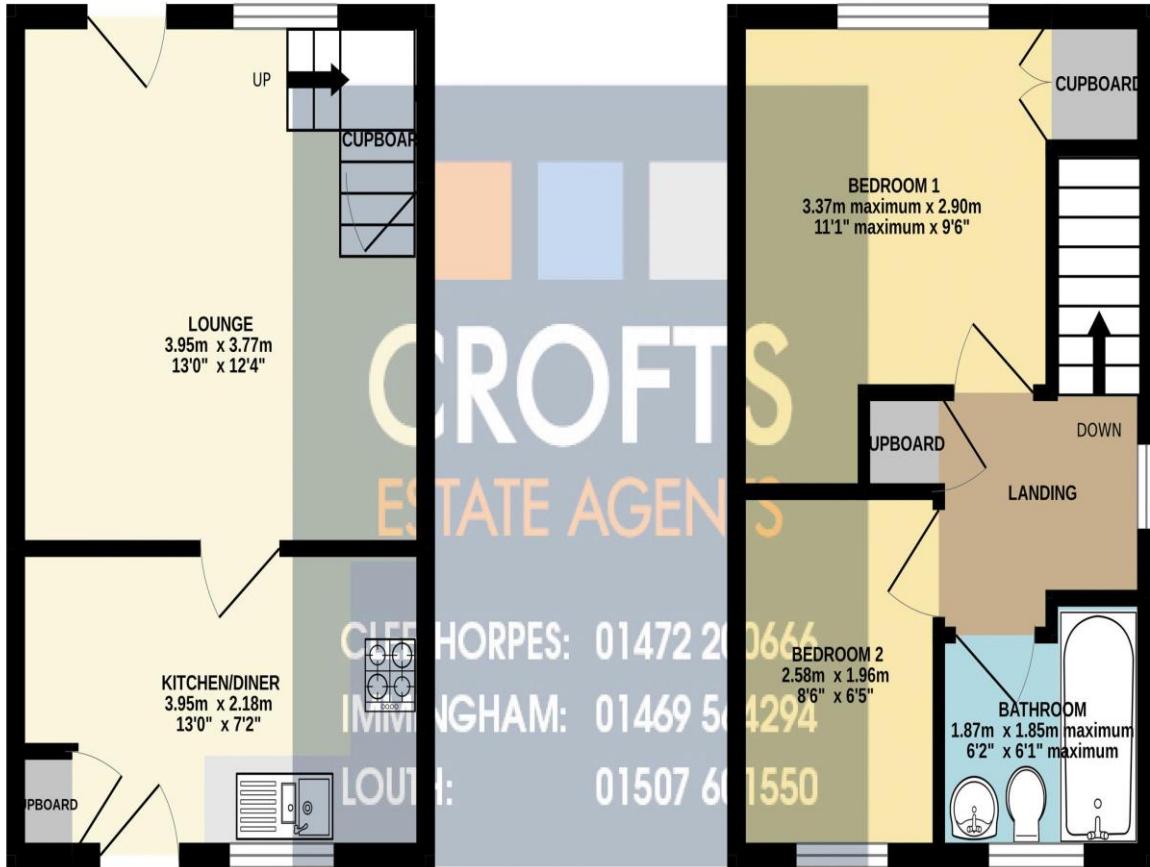
OPEN 7 DAYS A WEEK

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
23.6 sq.m. (254 sq.ft.) approx.

1ST FLOOR
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA: 47.1 sq.m. (507 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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