



# CROFTS ESTATE AGENTS

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



## Seymour Avenue

Louth  
LN11 9EW

£229,500

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### Property Introduction

This beautifully presented three-bedroom semi-detached home must be viewed early to be fully appreciated. Over the past few years, the current owners have lovingly improved and updated the property, creating a stylish ready-to-move-into family home. The property benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises an entrance hallway, cloakroom, and a spacious living room that runs across the full width of the front of the property. To the rear is a modern fitted dining kitchen, ideal for both everyday living and entertaining. Upstairs, the landing leads to three bedrooms, two of which feature fitted wardrobes, along with a modern family bathroom. Externally, the front garden includes a driveway and gravelled area providing additional off-road parking if required. The rear garden enjoys a sunny aspect and features a lawn, patio seating area, and raised beds, making it a pleasant outdoor space to relax or entertain.

### Entrance Hallway

uPVC double glazed window and entry door to the side elevation. Coving and down lighting to the ceiling. Staircase to the first floor. Doors to the lounge, cloakroom and kitchen.

### Cloakroom

2' 7" x 4' 3" (0.795m x 1.290m)

Equipped with a wall mounted wash basin and w.c. Tiled splashback. Down lighting and fitted extractor fan. Chrome effect central heating towel radiator.

### Lounge

12' 9" x 16' 8" (3.890m x 5.070m)

Large uPVC double glazed window to the front aspect. Coving to the ceiling. Central heating radiator. Newly carpeted.

### Kitchen/Diner

9' 1" x 16' 9" (2.778m x 5.097m)

One of the selling features to this beautiful home has to be that on this modern and stylish fitted dining kitchen. Offering an excellent array of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob. Under lighting to the wall units, along with kickboard mood lighting creating a lovely look. Integrated fridge and freezer. uPVC double glazed window and French doors to the rear elevation. Coving and down lighting. Column radiator. Another feature is that the understairs cupboard has been converted into a utility cupboard and has space for a washing machine and dryer with cupboards over.

### First Floor Landing

Coving and loft access to the ceiling.

### Bathroom

5' 5" x 7' 2" (1.645m x 2.174m)

A modern bathroom fitted with a panelled bath with screen and shower over and a fitted unit incorporating the w.c and washbasin. Tiling to the walls and floor. Chrome effect central heating radiator. uPVC double glazed window to the rear elevation. Fitted extractor and down lighting.

### Bedroom One

12' 10" x 9' 9" (3.92m x 2.96m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobes.

### Bedroom Two

9' 2" x 9' 2" (2.79m x 2.79m) main walls

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

### Bedroom Three

9' 7" x 6' 9" (2.929m x 2.049m)

uPVC double glazed window to the front elevation. Central heating radiator.

### Outside

To the front the garden offers driveway creating ample off road parking, along with remainder of the front garden being gravelled for ease of maintenance and creating further off road parking or standing for a caravan or similar. To the rear the garden benefits from a southerly facing aspect and has a fenced perimeter. The garden itself offers a patio area, lawn and a feature raised bed with gravel inset.

### 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.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

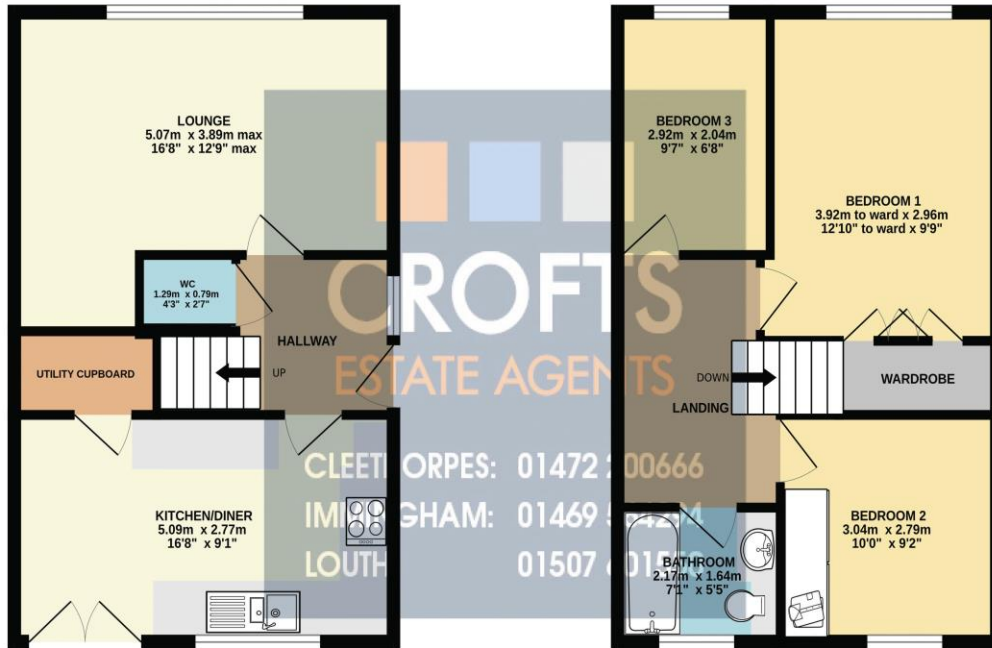
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR  
38.9 sq.m. (419 sq.ft.) approx.

1ST FLOOR  
38.9 sq.m. (419 sq.ft.) approx.



TOTAL FLOOR AREA: 77.8 sq.m. (838 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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