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



**39 Broadley Crescent
Louth
LN11 8AN**

Offers in the Region Of £170,000

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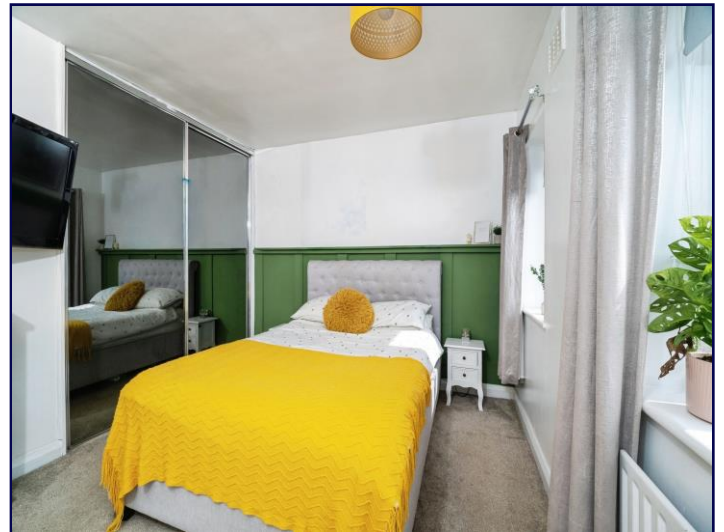
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Property Description

Situated in the popular market town of Louth, this spacious three-bedroom mid-terrace home on Broadley Crescent presents an excellent opportunity for first-time buyers, young families or those looking to upsize. Well positioned within easy reach of a wide range of local amenities, highly regarded schools and the town centre, the property offers generous accommodation both inside and out. The accommodation begins with a welcoming entrance hall leading to a bright and comfortable front-facing lounge, creating an ideal space to relax. To the rear, the spacious kitchen-diner provides plenty of room for everyday family life and entertaining, with a useful lobby giving access to a convenient ground floor cloakroom and a conservatory overlooking the rear garden, offering additional versatile living space. To the first floor are three well-proportioned double bedrooms, providing ample space for growing families, together with a family bathroom. Outside, the property benefits from off-road parking to the front, while the generous rear garden offers an excellent outdoor space for children to play, gardening enthusiasts or those who enjoy entertaining during the warmer months. Further benefits include uPVC double glazing and gas central heating throughout. Offering spacious accommodation in a

convenient and sought-after location, this well-presented home is ready for its next owners and early viewing is highly recommended.

Entrance Hall

Entering into the entrance hall reveals the carpeted staircase, a radiator and wood effect laminate floor.

Lounge

11' 11" x 16' 0" (3.64m x 4.88m)

The lounge has a window to the front elevation, a radiator and wood effect laminate floor. There is also feature wall paper.

Kitchen/Diner

11' 5" x 22' 6" (3.47m x 6.87m)

The kitchen-diner has two windows to the rear elevation and a door into a rear lobby area along with coving to the ceiling, a radiator and vinyl floor. There is an extensive range of fitted units to base and eye level with plumbing for a washing machine and a stainless steel sink and drainer with mixer tap and complimentary tiling.

Utility Room/Lobby

6' 4" x 6' 9" (1.94m x 2.06m)

A rear lobby area has a door into the conservatory and cloakroom as well as a tiled floor.

Cloakroom

5' 3" x 6' 1" (1.59m x 1.85m)

The cloakroom has tiled walls, tiled floor and a WC.

Conservatory

13' 10" x 14' 0" (4.21m x 4.27m)

The conservatory has dual aspect windows, sliding patio doors to the rear elevation, a door to the side elevation. There is also radiator and tiled floor.

First Floor Landing

The first floor landing has access to the loft, airing cupboard and a carpeted floor.

Bedroom One

9' 11" x 13' 2" (3.02m x 4.02m)

Bedroom one has two windows to the front elevation, a radiator, a carpeted floor, panelling on one wall and built in storage.

Bedroom Two

9' 11" x 11' 1" (3.02m x 3.37m)

Bedroom two has a window to the front, a radiator and wood effect laminate floor.

Bedroom Three

11' 5" x 7' 8" (3.47m x 2.34m)

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

Bathroom

5' 7" x 16' 6" (1.70m x 5.03m)

The bathroom has dual aspect opaque windows to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a four piece suite including a WC, basin, corner bath and and shower cubicle with a mains operated shower.

Garden

Externally to the front there is off road parking for multiple vehicles. The rear garden has a large decked area which is ideal for alfresco dining, a lawn which is a good size for children to play. All enclosed by perimeter wooden fencing to the rear.



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>

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

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

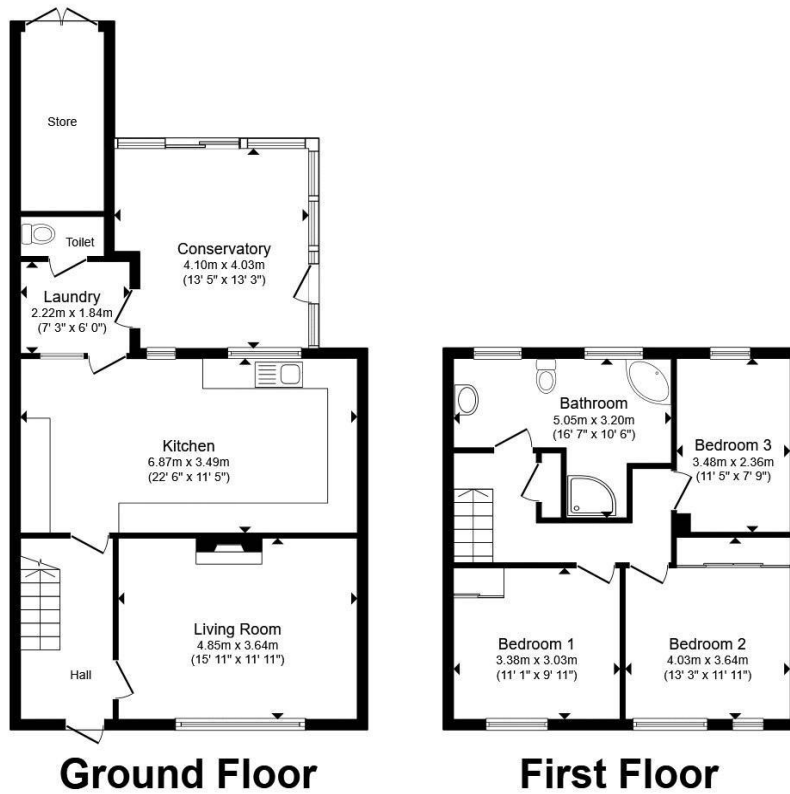
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



OPEN 7 DAYS A WEEK

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



Total floor area 127.1 m² (1,368 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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