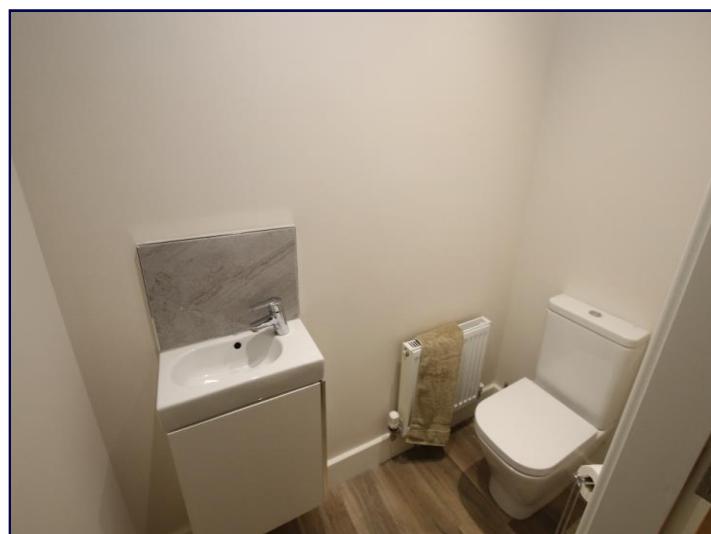




30 Daisy Way
Louth
LN11 0FS

Offers in the Region Of £320,000



Property Description

Crofts are delighted to bring to the market this well-presented four-bedroom detached family home, located on a modern and popular development on the edge of Louth. Built by the highly regarded Snape Properties to their usual high standards, the property benefits from the remainder of the builder's warranty, gas central heating and uPVC double glazing. The accommodation briefly comprises an entrance hallway, cloakroom, spacious living room, and a modern fitted dining breakfast kitchen with adjoining utility room to the ground floor. To the first floor is a landing, family bathroom and four well-proportioned bedrooms, including a main bedroom with en-suite facilities. Externally, the property features an open-plan frontage with lawn, a driveway providing off-road parking and access to a detached garage. To the rear is an enclosed garden with lawn and patio areas, ideal for family use and entertaining. Viewing is highly recommended to fully appreciate this lovely home.

Entrance Hallway

Neutrally decorated and with composite entry door to the front elevation, the hallway has a central heating radiator. Staircase leading to the first floor with useful understairs storage. Doors to the cloakroom, lounge and dining kitchen.

Cloakroom

2' 11" x 6' 1" (0.900m x 1.846m)

Fitted with a close coupled w.c, vanity wash hand basin and having central heating radiator. Splashback tiling. Down lighting and fitted extractor.

Living Room

22' 0" x 10' 1" (6.705m x 3.066m)

A lovely sized sitting room running the full length of the property and having uPVC double glazed window to the front and French doors to the rear. Two central heating radiators

Kitchen/Diner

22' 0" x 10' 0" (6.718m x 3.049m)

A lovely modern and stylish fitted kitchen firstly offering an excellent array of fitted wall and base units with contrasting work surfacing and breakfast bar. Inset one and a half sink and drainer. Integrated Neff oven and four ring electric hob with Neff chimney extractor over. Underlighting to the wall units and kickboard lighting creating pleasant mood lighting. Integrated dishwasher, fridge and freezer. Down lighting to the ceiling. Ample space to accommodate

dining table and chairs or a second living space to the kitchen. uPVC double glazed window to the front elevation and French doors to the rear.

Utility

5' 0" x 6' 1" (1.527m x 1.856m)

The utility has a uPVC double glazed window to the rear elevation and is fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Worcester gas boiler.

and shower over. Splashback tiling. Down lighting to the ceiling. Central heating towel radiator.

Outside

To the front the property has an open plan front garden with laid to lawn and a ample sized driveway creating off road parking for at least a couple of cars and leading to the detached garage. To the rear the garden again offers lawned area and patio ideal for outdoor entertaining complemented with shrubs to the borders of the lawn.

First Floor Landing

Loft access to the ceiling. Central heating radiator.

Bedroom One

12' 8" x 9' 10" (3.864m x 2.991m)

The main bedroom has a uPVC double glazed window to the front elevation. Central heating radiator. Television point. Door to the ensuite.

Ensuite

6' 8" into shower x 5' 9" (2.027m x 1.761m)

uPVC double glazed window to the front elevation. Equipped with a close coupled w.c, shower cubicle and wall mounted wash hand basin. Down lighting to the ceiling. Tiling to the walls. Central heating towel radiator.

Bedroom Two

12' 8" x 10' 2" (3.858m x 3.106m)

Neutrally decorated and having a uPVC double glazed window to the front elevation. Central heating radiator. Television aerial point.

Bedroom Three

8' 11" x 9' 9" (2.722m x 2.983m)

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

Bedroom Four

9' 7" x 9' 1" (2.917m x 2.759m)

uPVC double glazed window. Central heating radiator.

Family Bathroom

5' 5" x 7' 1" (1.655m x 2.158m)

Modern family bathroom fitted with a close coupled w.c, wall mounted vanity wash hand basin and a panelled bath with screen



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 D: 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
54.6 sq.m. (588 sq.ft.) approx.

1ST FLOOR
53.3 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA: 107.9 sq.m. (1161 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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