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



89 Kenwick Road
Louth
LN11 8EL

Offers in the Region Of £289,000

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Property Description

Crofts Estate Agents are delighted to bring to the market this superbly presented and substantially extended three bedroom plus loft room family home, situated on the highly sought-after Kenwick Road. Finished to an excellent standard throughout, the property offers spacious and versatile accommodation, beautifully decorated, creating a home that is ready to move straight into. Conveniently positioned within easy reach of the town centre and its excellent range of amenities, the property is also ideally located for nearby leisure facilities, including the popular garden centre and hotel. The well-planned accommodation briefly comprises an inviting entrance hall, useful utility room, impressive lounge featuring a walk-in bay window and attractive open fireplace, separate dining room, spacious L-shaped fitted kitchen and a stylish ground-floor shower room. To the first floor are three well-proportioned bedrooms and a modern family bathroom. A further staircase leads to a versatile loft room on the second floor, ideal for use as a hobbies room or occasional bedroom. Externally, the property benefits from off-road parking for two vehicles, a garage with a remote-controlled electric roller door and a private rear garden featuring a paved patio and lawned area, providing an excellent space for outdoor relaxation and entertaining. Viewing is highly

recommended to fully appreciate the quality, space and flexibility this outstanding family home has to offer.

Entrance Hallway

Pleasantly presented and having uPVC double glazed entry door to the front elevation with adjoining side and overhead glazed panels. Central heating radiator. Staircase to the first floor with storage cupboard beneath.

Utility Room

6' 3" x 7' 7" (1.90m x 2.30m)
uPVC double glazed window to the side elevation. Wall and base units with contrasting work surfacing with inset sink and drainer. Plumbing and space for a washing machine and drainer. Wall mounted gas boiler.

Lounge

12' 2" x 12' 2" (3.7m x 3.7m)
Offering a walk in uPVC double glazed bay window to the front elevation with plantation shutters, the living room is stylishly decorated. Coving and rose to the ceiling. Central heating radiator. A focal point of the lounge is created by the feature fire surround incorporating an open fire.

Dining Room

12' 6" x 10' 6" (3.80m x 3.20m)

Another stylishly decorated room with coving and down lighting to the ceiling. Central heating radiator. Feature recessed open fireplace. The dining room then opens through into the spacious kitchen.

Kitchen

18' 4" x 15' 9" (5.60m x 4.80m) L shaped maximum points

This superb and spacious I-shape style kitchen is bright with two double glazed windows, two Velux roof lights and two double glazed doors. A feature range of oak wall and base units, glazed display units and large larder type unit. They are complimented with roll edge worktop which has a ceramic sink and mixer tap. Integrated double oven and four ring gas hob with extractor set into a Dutch canopy. Splashback tiling. Under lighting to the wall units. Plumbing for a dishwasher. Breakfast bar and central heating radiator.

GF Shower Room

4' 3" x 7' 7" (1.30m x 2.30m)

Conveniently positioned on the ground floor, this stylish shower room is beautifully presented and features a double glazed window to the rear elevation. Recessed ceiling spotlights and tiled flooring, the room is fitted with a modern white suite comprising a low-level WC, vanity wash hand basin and a generous double shower enclosure with electric shower. Completing the space is a contemporary chrome ladder-style heated towel radiator.

First

Floor

Landing

Offering double glazed window to the side elevation. Fixed staircase leading to the loft room.

Bedroom One

12' 2" x 10' 6" (3.70m x 3.20m)

The impressive principal bedroom enjoys a walk-in double glazed bay window with plantation shutters to the front elevation, providing pleasant elevated views over the surrounding area. Beautifully presented in neutral décor, the room offers a bright and spacious feel and benefits from a central heating radiator. A comprehensive range of fitted sliding mirrored wardrobes spans an entire wall, providing excellent storage whilst enhancing the sense of space and light.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Bedroom Two is a well-proportioned double bedroom enjoying a double glazed window overlooking the rear garden. Tastefully decorated and offering a bright and comfortable living space, the room benefits from a comprehensive range of fitted sliding wardrobes spanning one wall, providing excellent storage. A central heating radiator completes the accommodation.

Bedroom Three

8' 6" x 7' 7" (2.60m x 2.30m)

Currently used as a home office and having a double glazed window to the front elevation and provides a comfortable single bedroom. The room benefits from a central heating radiator and a range of built-in storage cupboards, maximising practicality and space.

Bathroom

7' 7" x 8' 6" (2.30m x 2.60m)

This superb family bathroom is beautifully appointed with a contemporary finish and enjoys a double glazed window to the side elevation. Stylishly presented with wall tiling, complementary Karndean flooring and aqua boarding to the ceiling, the room offers both practicality and modern appeal. The quality suite comprises a luxurious double-ended bath with centrally positioned chrome mixer taps, a low-level WC, attractive vanity wash hand basin and a spacious shower enclosure fitted with an "Aqualisa" shower. A modern heated radiator completes this impressive bathroom.

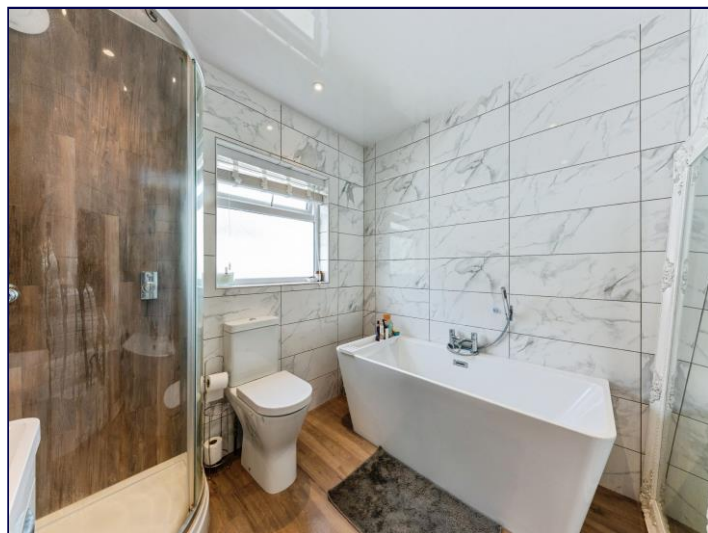
Loft Room

14' 9" x 11' 6" (4.50m x 3.50m)

A valuable addition to the accommodation, this versatile loft room is flooded with natural light from two Velux roof windows and is presented in neutral décor throughout. Benefiting from access to useful eaves storage and a central heating radiator, the space offers excellent flexibility and would make an ideal hobby room or occasional bedroom.

Outside

To the front of the property is an attractive walled boundary complemented by wrought iron railings, creating an impressive approach. A driveway provides off-street parking for two vehicles and leads directly to the garage. The rear garden enjoys a good degree of privacy and is enclosed by high fencing. Designed for ease of maintenance and outdoor enjoyment, it features a generous lawn alongside a paved patio area, providing an ideal space for relaxing and entertaining.



Garage

The garage benefits from a recently installed remote-controlled electric roller door and has been thoughtfully divided into two separate areas. The rear section was professionally soundproofed by a previous owner and utilised as a music practice room.



Band B: 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.

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.

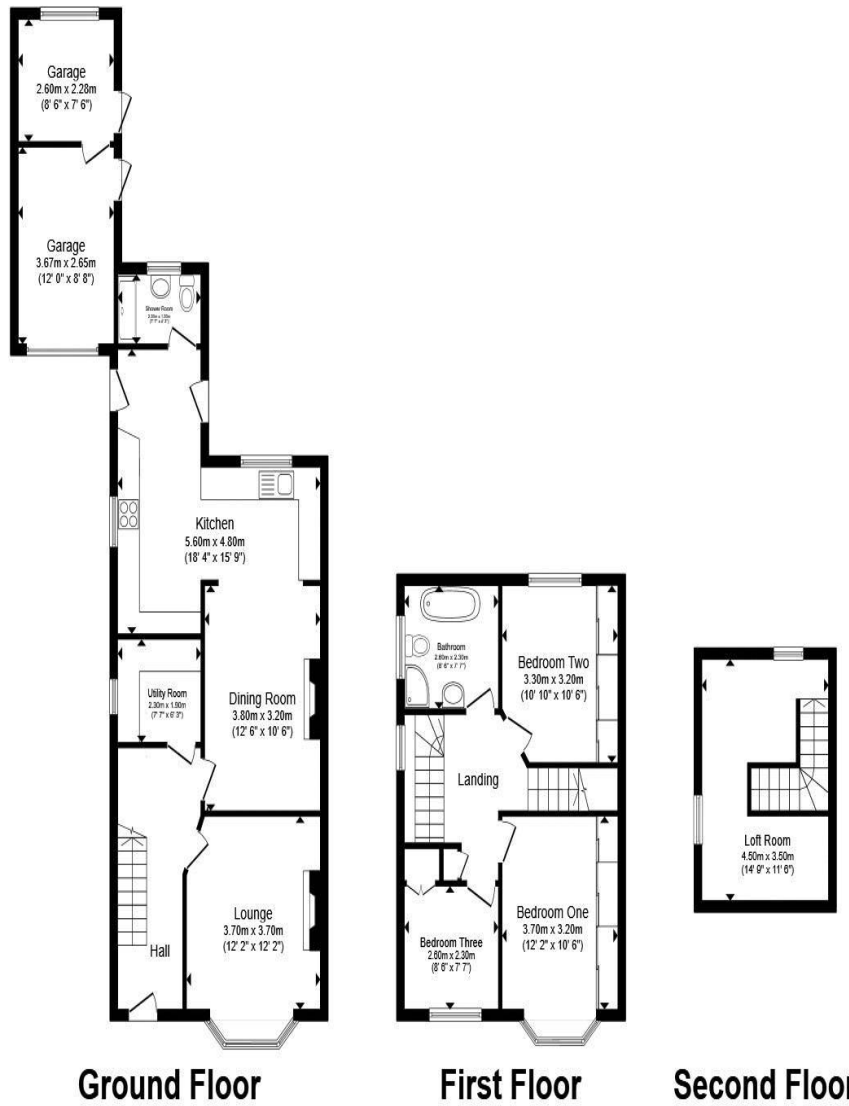
Council Tax Information



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

First Floor

Second Floor

Total floor area 145.4 m² (1,565 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

