



110 High Holme Road
Louth
LN11 0HE

£225,000

This much larger than expected mid terrace home must be seen in order for the living space to be fully appreciated. An ideal family home which offers generous, versatile and very well presented living accommodation throughout. Having off road parking to the front, along with a large private garden to the rear which is ideal for children and entertaining guests. Internal viewings will reveal living accommodation comprising of: Entrance hallway, lounge, sitting room, open plan dining kitchen, landing to the first floor, three generous double bedrooms, shower room suite and separate family bathroom suite. The property also boasts full uPVC double glazing and gas central heating system



Entrance Hall

Solid wood floor, stairs to first floor landing. Under stairs cupboard. Door to side leads into lounge. Open archway to side into sitting room. Door to rear leads into fitted kitchen dining room

Lounge

14' 8" x 11' 9" (4.482m x 3.574m)
uPVC bay window to front, radiator. Traditional feature fireplace.
Two built in storage cupboards with shelving.

Sitting Room

12' 10" x 11' 3" (3.918m x 3.429m)
uPVC window to rear. Solid wood floor. Fireplace housing cast iron log burner

Kitchen breakfast room

24' 1" x 9' 8" (7.352m x 2.938m)
uPVC french doors to rear leading to outside. uPVC window to side. A range of modern fitted units. Double ceramic sink with mixer tap. Plumbing for washing machine. Space for range style cooker and space for American fridge. Modern flooring, radiator. Built in storage cupboard

First Floor Landing

A split level landing leading to all bedrooms and bathrooms

Bedroom 1

12' 6" x 17' 1" (3.822m x 5.216m)
Two uPVC windows to front, radiator. Built in fitted wardrobes and chest of drawers

Bedroom-2

13' 0" x 11' 3" (3.951m x 3.433m)
uPVC window to rear, radiator. Built in double wardrobe

Bedroom 3

12' 11" x 9' 11" (3.930m x 3.017m)
uPVC window to rear, radiator

Shower Room

6' 5" x 6' 11" (1.953m x 2.109m)
Opaque uPVC window to side. Walk in corner shower, pedestal wash basin, close coupled w/c

Bathroom

5' 7" x 8' 3" (1.694m x 2.524m)
Opaque uPVC window to side. Pedestal wash basin, panelled bath, low flush w/c. Tiled walls, tiled floor

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Outside

The front of the property is approached by a long driveway providing ample off road parking. The rear garden is large, private and ideal for families and entertaining. Having a large decking area leading out onto a lawn ,which in turn leads to a large patio area at the rear, with a wooden storage shed. The garden is enclosed by wooden fencing and has established mature trees to the side



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.

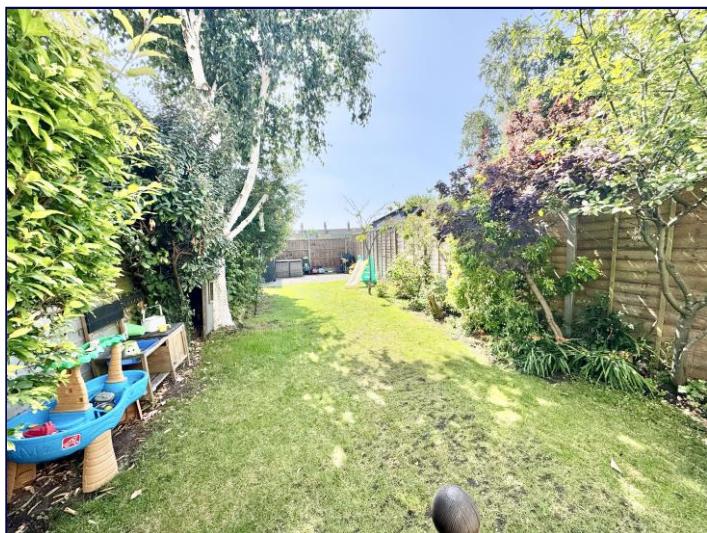
Viewings

Please contact the relevant marketing office and 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



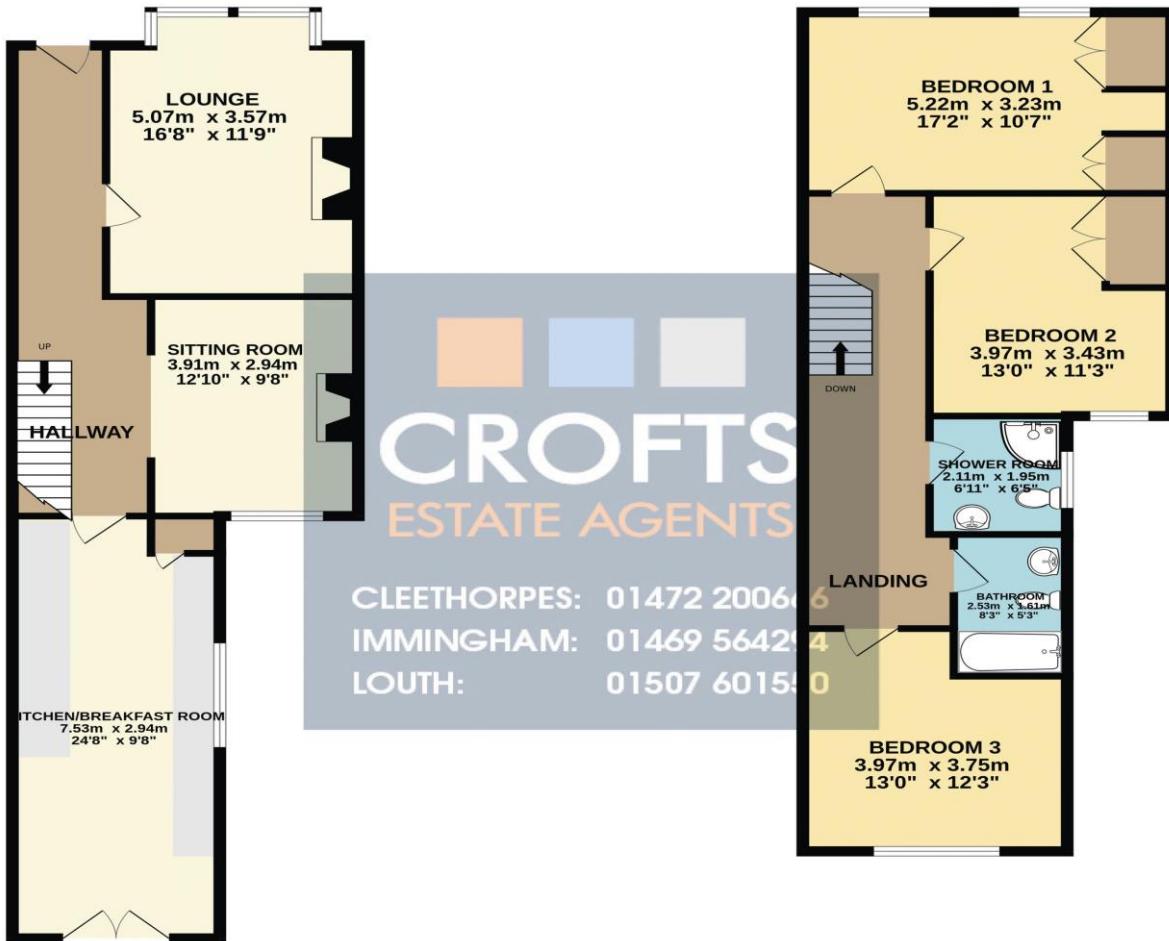


OPEN 7 DAYS A WEEK

| | |
|--------------------|---|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am) |
| Friday | 9am to 6.00pm |
| Saturday | 9am to 3.00pm |
| Sunday | 11am to 2.00pm (Louth & Immingham closed) |

GROUND FLOOR
63.1 sq.m. (680 sq.ft.) approx.

1ST FLOOR
66.7 sq.m. (718 sq.ft.) approx.



TOTAL FLOOR AREA: 129.8 sq.m. (1397 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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