



# CROFTS ESTATE AGENTS

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



Fulmar Drive

Louth  
LN11 0ST

Offers in the Region Of £170,000

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### Property Introduction

Offered for sale with NO FORWARD CHAIN, this semi-detached house is situated on the popular Fulmar Drive in the well-regarded market town of Louth and provides an excellent opportunity for purchasers looking to undertake a scheme of modernisation. The accommodation is arranged over two floors and, to the ground floor, comprises an entrance hallway leading into a good-sized lounge, offering a comfortable living space with plenty of natural light. To the rear is a kitchen-diner, providing ample room for dining furniture and access to the rear garden, presenting scope for reconfiguration or upgrading to suit modern tastes. To the first floor, the property offers three bedrooms of good proportions, ideal for family living or home working, along with a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a lawned front garden, and an enclosed rear garden with potential for landscaping or extension, subject to the necessary consents. A detached brick garage sits to the rear, offering useful storage or workshop space. Conveniently located close to local amenities, schools and transport links, this property represents a fantastic opportunity to create a well-appointed home in a desirable residential area of Louth.

### Entrance

3' 3" x 3' 11" (0.99m x 1.19m)  
Revealing a door into the the lounge.

### Lounge

11' 8" x 15' 0" (3.55m x 4.58m)  
The lounge has a window to the front elevation, a radiator and laminate flooring. There is also a built in under stairs cupboard.

### Hall

With access to the stairs.

### Kitchen/Diner

11' 9" x 15' 0" (3.58m x 4.56m)  
The kitchen-diner has a window and sliding patio doors to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

### First Floor Landing

The first floor landing reveals a window to the side elevation, access to the loft and a carpeted floor.

### Bedroom One

11' 10" x 9' 9" (3.60m x 2.98m)  
Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Two

11' 9" x 8' 2" (3.59m x 2.49m)  
Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

8' 6" x 6' 6" (2.60m x 1.98m)  
Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Bathroom

8' 7" x 4' 10" (2.61m x 1.47m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with an electric shower.

### Garage

With an up and over door and window to the side.

### Outside

With a small lawn to the front and a driveway providing off road parking and access to the garage. The rear garden has a further lawn, patio area ideal for alfresco dining and is enclosed by perimeter fencing.

### 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

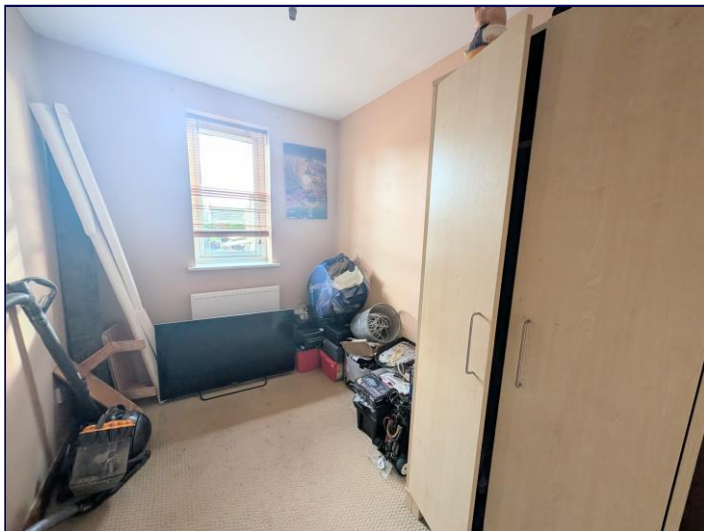
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### 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.

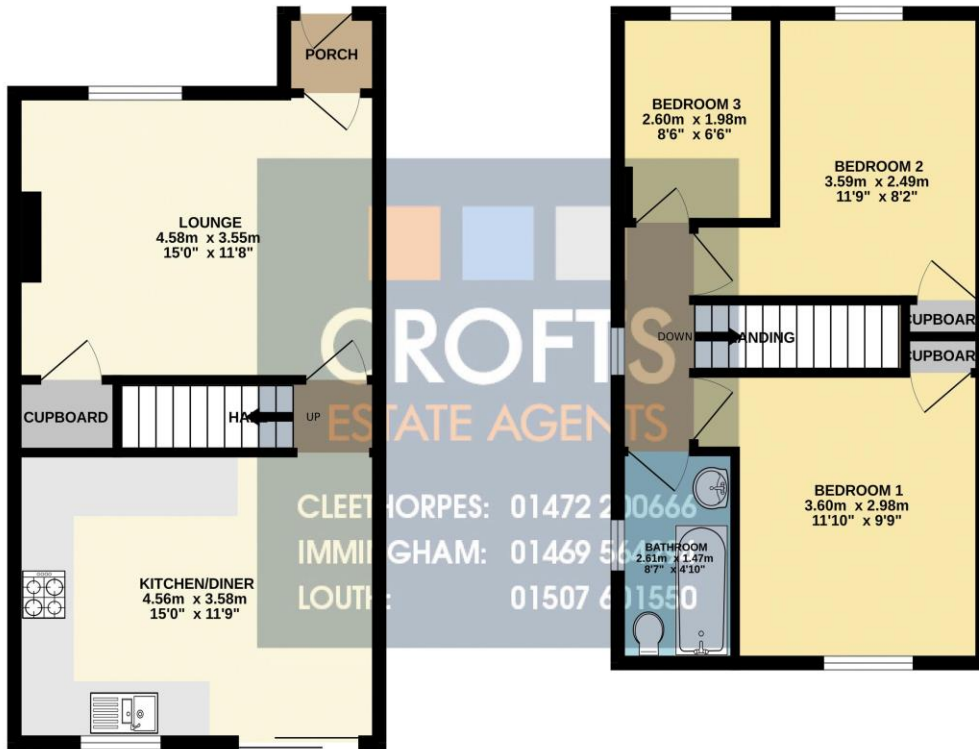
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



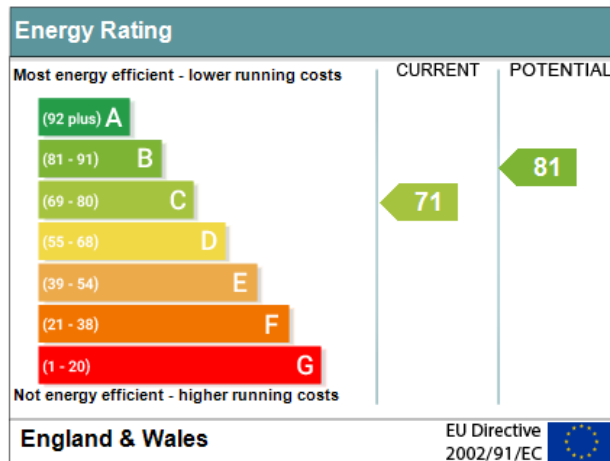
GROUND FLOOR  
37.7 sq.m. (406 sq.ft.) approx.

1ST FLOOR  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 74.4 sq.m. (801 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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