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



14 Robinson Lane
Louth
LN11 9FB

Offers in the Region Of £330,000

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Property Description

Situated in a sought-after residential position on Robinson Lane in the popular market town of Louth, this impressive four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern living. The ground floor comprises a welcoming entrance hall leading to a generous lounge, perfect for relaxing or entertaining guests. To the rear of the property, a well-appointed kitchen-diner provides ample space for family meals and social gatherings, with access through to a bright and airy conservatory overlooking the garden. A convenient ground floor WC completes the downstairs layout. To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making this an ideal home for growing families. Externally, the property stands on a generous plot with gardens to the front, side and rear, offering plenty of outdoor space to enjoy. A gated driveway provides secure off-road parking and leads to a single detached garage, adding further practicality to this superb home. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Entering the property reveals a radiator and a laminate flooring.

WC

The WC has an opaque window to the side elevation, a heated towel rail and fully tiled walls and flooring. There is also a WC and basin.

Lounge

14' 4" x 18' 10" (4.36m max x 5.75m)

The lounge has windows to the front elevation, coving to the ceiling, two radiators and laminate flooring.

Kitchen/Diner

10' 0" x 18' 10" (3.05m x 5.74m)

The kitchen-diner has a window to the rear elevation, two radiators and laminate flooring. There is also a modern fitted kitchen with plenty of storage along with a sink and drainer, plumbing for a washing machine, a dishwasher and an electric oven with a gas hob and extractor over. There is also a space for a dining table and chairs.

Conservatory

10' 3" x 9' 7" (3.13m x 2.92m)

The conservatory has tri aspect windows, French doors to the side and a tiled floor.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a built in cupboard and a carpeted floor.

Bedroom

One

11' 9" x 11' 4" (3.57m x 3.45m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted wardrobes.

En-suite

3' 2" x 8' 4" (0.96m x 2.53m)

The en-suite has an opaque window to the side elevation, a heated towel rail and fully tiled walls and flooring. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

10' 4" x 11' 2" (3.14m x 3.41m)

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

Bedroom Three

10' 4" x 7' 7" (3.14m x 2.31m)

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

Bedroom Four

7' 8" x 7' 5" (2.34m x 2.27m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Family Bathroom

6' 9" x 6' 0" (2.05m x 1.83m)

The family bathroom has an opaque window to the side elevation, a heated towel rail and fully tiled walls and flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

Garage

The garage has an up and over door and electrics.

Outside

Situated on the corner with gardens to three sides. A gate leads to the entrance door flanked with a lawn to both sides which continues to the rear garden. With established shrubs throughout and conifers to the perimeter. There is also a block paved patio ideal for alfresco dining and a driveway accessed through gates.



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.

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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.

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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

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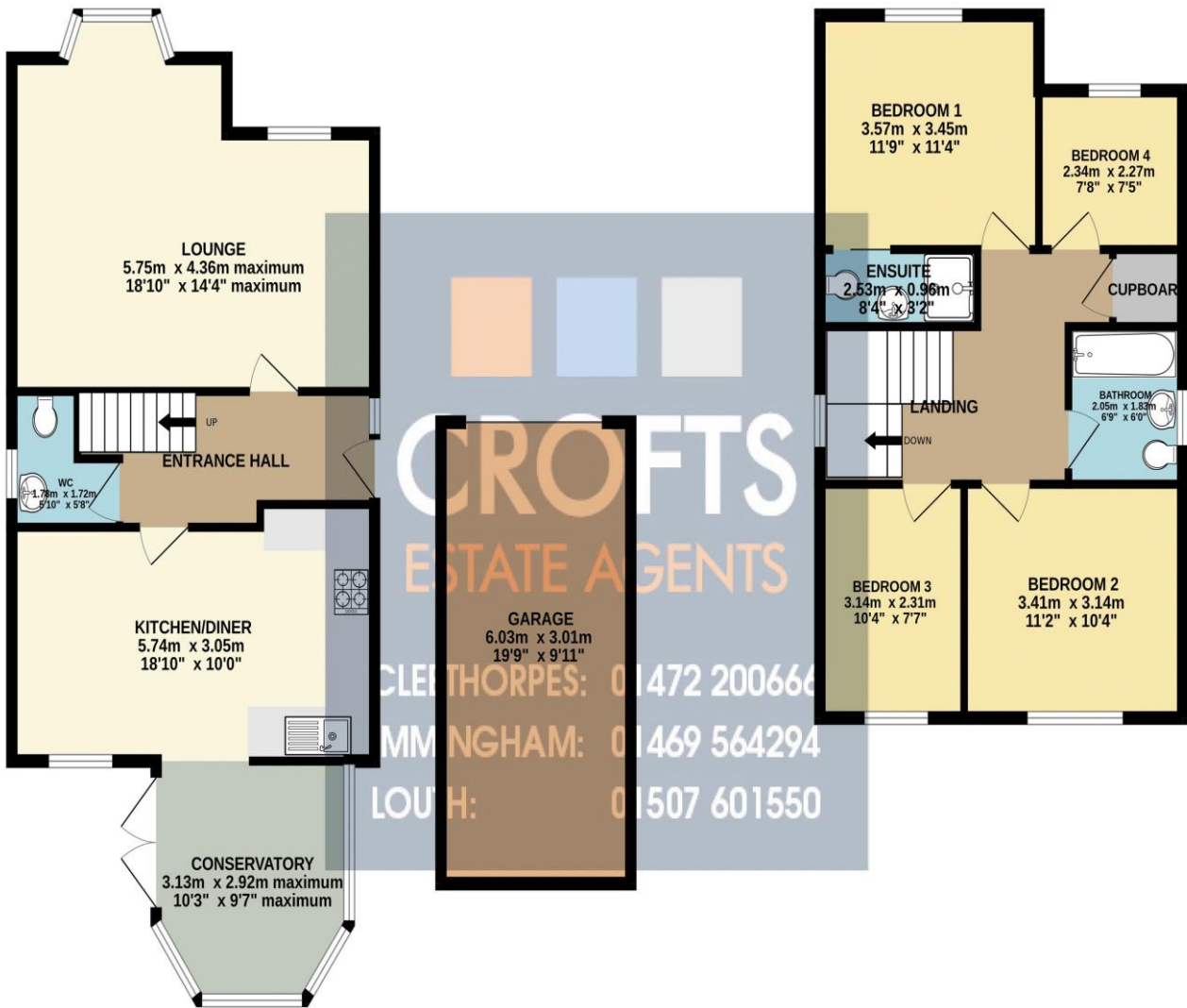
OPEN 7 DAYS A WEEK

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
78.4 sq.m. (844 sq.ft.) approx.

1ST FLOOR
50.6 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA: 129.0 sq.m. (1388 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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