



# CROFTS ESTATE AGENTS

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



## Conker Grove

Louth  
LN11 7BY

£230,000

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### Property Introduction

Crofts are delighted to be able to bring to the market this superbly presented three bedroom semi-detached family home found upon this good sized plot set within this popular development. Offering the standards expected such as double glazing and central heating, this superb home comprises entrance hallway, lounge, dining kitchen, landing, bathroom and three bedrooms with ensuite to main. Open plan frontage with long driveway creating ample off road parking and then a good sized rear garden with lawn and patio areas enjoying morning and afternoon sun.

### Entrance Hallway

Offering composite entry door to the front elevation and having staircase to the first floor with useful understairs storage. Central heating radiator.

### Cloakroom

5' 9" x 3' 3" (1.749m x 0.990m)

Fitted with a wall mounted wash hand basin and a w.c. uPVC double glazed window to the front elevation. Central heating radiator.

### Lounge

16' 3" x 10' 3" (4.965m x 3.133m) maximums

Pleasantly presented and having uPVC double glazed window to the front elevation. Central heating radiator.

### Kitchen/Breakfast Room

9' 4" x 17' 2" (2.841m x 5.230m)

uPVC double glazed window and French doors to the rear elevation. The kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Integrated eye level double oven and a four ring gas hob with chimney extractor over. Splashback tiling. Integrated dishwasher and plumbing for a washing machine. Central heating radiator.

### First Floor Landing

uPVC double glazed window to the side elevation. Storage cupboard over the stair well. Loft access.

### Bedroom One

10' 5" x 9' 10" (3.186m x 3.004m)

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

### Ensuite

3' 8" x 9' 10" (1.117m x 2.998m)

Fitted with wall mounted wash hand basin, w.c and a shower cubicle. Splashback tiling. Central heating radiator.

### Bedroom Two

12' 4" x 9' 11" (3.762m x 3.016m) maximums

uPVC double glazed window to the front. Central heating radiator.

### Bedroom Three

8' 9" x 8' 3" (2.661m x 2.523m)

uPVC double glazed window to the front. Central heating radiator.

### Family Bathroom

6' 11" x 7' 0" (2.096m x 2.138m)

uPVC double glazed window to the rear elevation. Fitted with a wall mounted wash hand basin concealed cistern w.c and panelled bath. Splashback tiling. Down lighting. Central heating towel radiator.

### Outside

To the front the property has an open plan styled frontage with lawn and long driveway creating ample off road parking. To the rear the property offers a sunny facing aspect and has lawn and patio areas.

### 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.

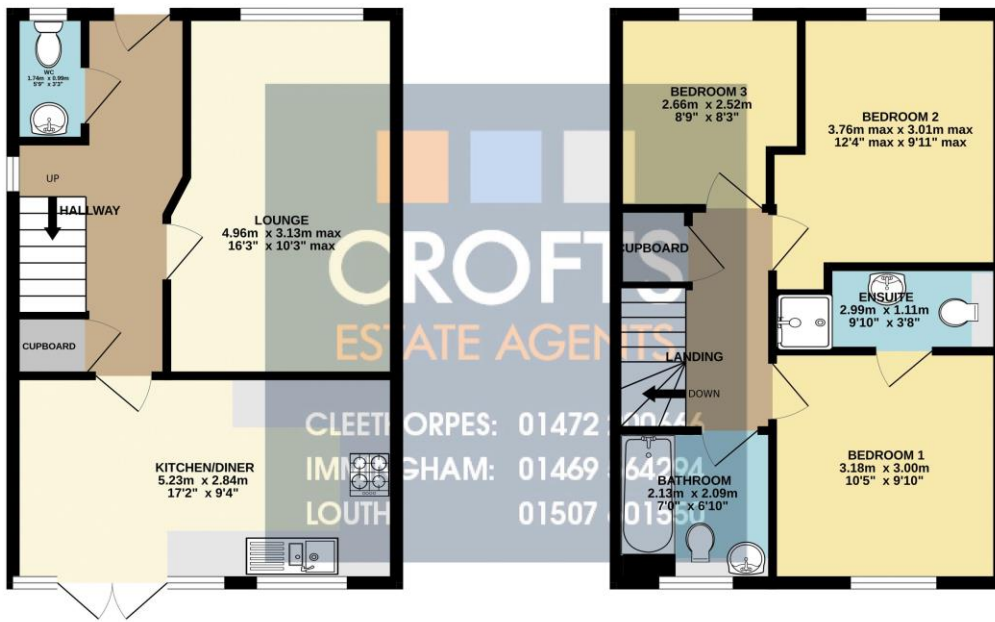
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
40.8 sq.m. (439 sq.ft.) approx.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA: 81.4 sq.m. (876 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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