



CROFTS ESTATE AGENTS

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



Newmarket

Louth
LN11 9EQ

£105,000

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Property Introduction

This mid terrace home lies in this well established position within close proximity to Louth town centre and its abundance of amenities. Offered for sale with NO FORWARD CHAIN, the property offers low maintenance and well presented living accommodation throughout. Internal viewings are highly recommended and will reveal ;Entrance hallway, lounge, modern fitted kitchen dining room, landing to the first floor, modern bathroom suite and two bedrooms. The property also benefits from full uPVC double glazing and gas central heating system. There is a low maintenance courtyard garden to the rear with gated communal access with neighbouring properties for bins etc

Entrance Hall

uPVC door to front opens into hallway, stairs to first floor landing. Door to side leads into lounge

Lounge

12' 2" x 10' 4" (3.720m x 3.143m)
uPVC window to front , radiator, open plan entrance into kitchen

Kitchen/Diner

8' 10" x 13' 7" (2.69m x 4.144m)
uPVC window to rear, uPVC door to rear leads into rear garden. Built in storage cupboard. Range of fitted units incorporating stainless steel sink unit with draining board and mixer tap, integral oven, hob and overhead extractor hood.

Landing

Leads to both bedrooms and bathroom

Bedroom 1

12' 0" x 10' 4" (3.658m x 3.151m)
uPVC window to front, radiator, Built in storage cupboard

Bedroom 2

8' 8" x 7' 5" (2.638m x 2.270m)
uPVC window to rear, radiator

Bathroom

5' 8" x 5' 11" (1.717m x 1.798m)
Opaque uPVC window to rear . Panelled bath, pedestal wash basin, close coupled w/c

Outside

Steps from the pavement lead up to entrance door. There is a small private courtyard to the rear with gated access shared with neighbouring properties for bins etc.

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 A: 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.

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.

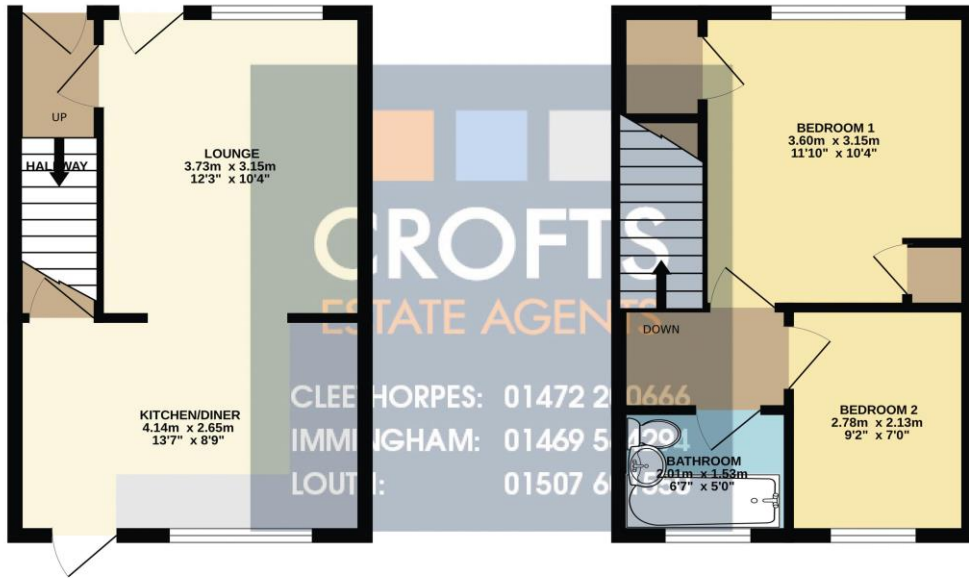
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
26.4 sq.m. (284 sq.ft.) approx.

1ST FLOOR
26.4 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA: 52.8 sq.m. (568 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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