



# CROFTS ESTATE AGENTS

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



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£135,950

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### Property Introduction

Offered for sale with no forward chain, this attractive two-bedroom property with a dressing room and first-floor shower room presents an ideal opportunity for a wide range of buyers, including first-time purchasers and investors. Early viewing is strongly recommended. Situated within the popular and highly regarded market town of Louth, the property also falls within the conservation area, adding to its appeal. The accommodation benefits from gas central heating and briefly comprises: lounge, dining room, fitted kitchen, landing, two bedrooms, dressing room, and a shower room. To the rear is a garden with outside store, along with access across a neighbouring garden to a gated entrance.

### Lounge

9' 9" x 12' 10" (2.972m x 3.902m)

Sash window to the front elevation. Central heating radiator. Decorative fireplace which subject to inspection maybe able to accommodate a log burner or similar.

### Dining Room

9' 11" x 14' 4" into stairs (3.022m x 4.370m)

Windows to the rear and to the staircase at the side. Central heating radiator. Decorative open fire. Storage cupboard.

### Kitchen

14' 0" x 6' 1" (4.267m x 1.857m)

Fitted with a range of modern wall and base units with contrasting work surfacing with inset bowl sink and drainer. Splashback tiling. Integrated eye level oven and a four ring gas hob. Worcester gas boiler. Sash window to the side elevation. Side entry door out top the garden.

### First Floor Landing

Access to the two bedrooms and the dressing room. Window to the side elevation.

### Bedroom One

9' 10" x 12' 11" (2.998m x 3.926m) aprox due to angle shape Offering sash window to the front elevation. Central heating radiator.

### Bedroom Two

9' 11" x 8' 2" (3.025m x 2.500m)

Offering window to the rear elevation. Central heating radiator.

### Dressing Room

9' 2" x 6' 2" (2.803m x 1.878m)

Creating an ideal dressing room or home office and offering window to the side elevation. Central heating radiator. The dressing room provides access through to the shower room.

### Shower Room

7' 4" x 6' 1" (2.244m x 1.864m)

The shower room has a window to the side elevation, the shower room is fitted with a shower cubicle, close coupled w.c and a pedestal wash hand basin. Partial tiling and aqua boarding to the walls. Vertical central heating radiator,

### Outside

The property has a courtyard styled garden to the rear offering a low maintenance area with outside store. The property has access over the neighbouring property providing access to a rear gated access for both properties.

### Additional Information

Please notes measurements are approximate and are mainly taken at the largest point due to the angled shape of some rooms.

### 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](http://www.voa.gov.uk/cti)

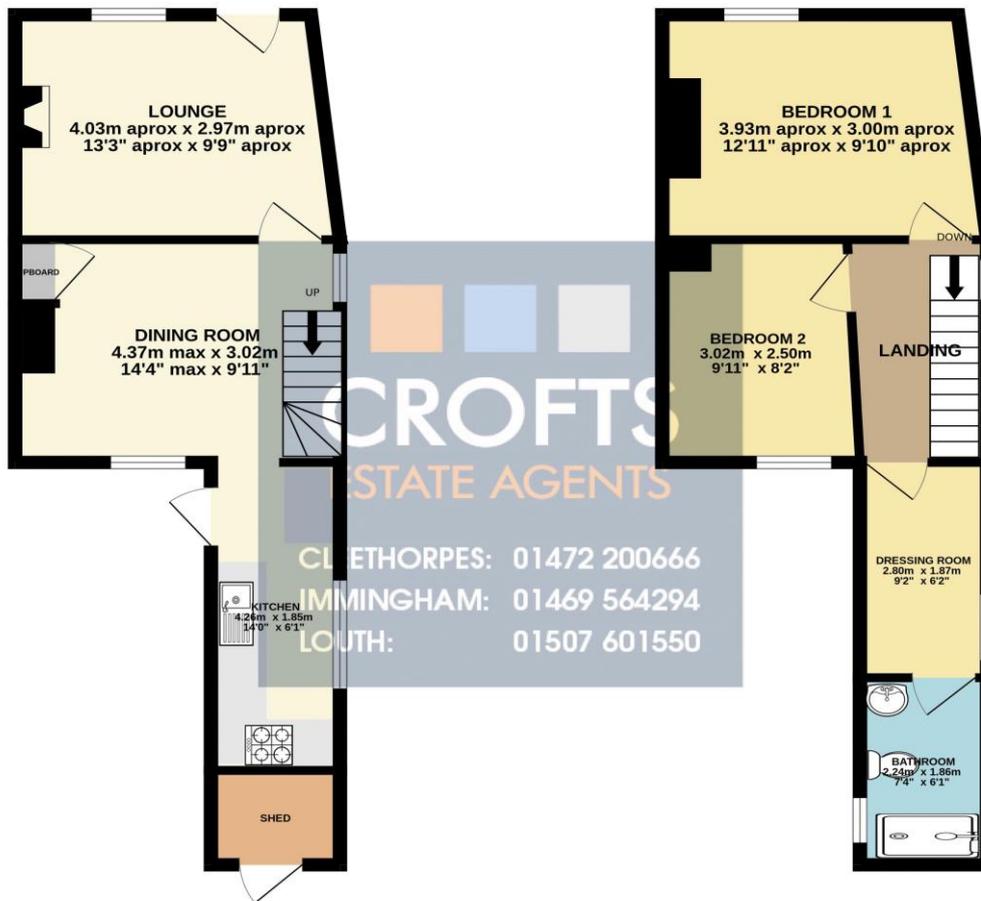
### Free Valuations

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



GROUND FLOOR  
31.8 sq.m. (342 sq.ft.) approx.

1ST FLOOR  
31.6 sq.m. (340 sq.ft.) approx.



TOTAL FLOOR AREA: 63.3 sq.m. (682 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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