CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
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24 Chestnut Drive
Louth
LN11 7AX

Offers in the Region Of
£199,950

This superb extended semi detached home lies in this ever popular position just off Eastfield road in Louth. An excellent opportunity for first time buyers or families , with large driveway to the front providing ample off road parking and good sized private garden to the rear ideal for entertaining and al fresco dining. Internal viewings are highly recommended in order to fully appreciate the appeal of the property which offers well maintained and spacious living accommodation throughout, comprising of: Entrance hallway, Lounge, modern kitchen dining room, garden room, utility room, cloakroom, three spacious bedrooms and modern bathroom suite with bath and separate shower. The property also has the benefits of full uPVC double glazing and gas central heating.

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Entrance Hall

uPVC door to front with side panel opens into entrance hallway. Stairs to first floor landing, uPVC window to side, radiator and modern flooring. Door to side leads into lounge

Lounge
15' 0" x 11' 11" (4.575m x 3.635m)
uPVC window to front, radiator , coving to ceiling, traditional fireplace housing gas fire. Double doors to rear leads into kitchen dining room

Kitchen dining room
10' 0" x 19' 4" (3.040m x 5.903m)
uPVC window to rear, uPVC doors to rear leading into conservatory. Door to side leads into utility room. Range of modern fitted units incorporating sink unit with draining board and mixer tap, space for slimline dishwasher. Integral oven and microwave oven

Utility room
12' 7" x 6' 11" (3.847m x 2.099m)
uPVC door to front, uPVC window to front, plumbing for washing machine and space for tumble dryer. Further uPVC window to rear opens into rear garden. Door to side opens into cloakroom

Cloakroom
5' 4" x 2' 11" (1.632m x 0.88m)
Opaque uPVC window to rear, pedestal wash basin and low flush w/c

Garden room
10' 9" x 10' 7" (3.279m x 3.222m)
uPVC french doors to rear lead into garden. Radiator,

FirstFloorLanding

Upvc window to side

Bedroom 1
12' 4" x 10' 10" (3.766m x 3.312m)
uPVC window to front, radiator built in fitted wardrobes

Bedroom 2
12' 1" x 12' 11" (3.684m x 3.928m)
uPVC window to rear, radiator

Bedroom 3
7' 5" x 7' 8" (2.249m x 2.327m)
uPVC window to front, radiator

Bathroom
6' 6" x 8' 7" (1.986m x 2.616m)
Opaque uPVC window to rear, walk in corner shower cubicle, low flush w/c, pedestal wash basin, panelled bath, tiled walls

Garden outbuilding
20' 7" x 9' 0" (6.270m x 2.731m)
A large concrete built outbuilding, previously used as a garage. Personnel side access door windows to side and rear, light and power

Outside

Long block paved driveway and low maintenance garden to front. Rear garden has patio, pond area, large lawn area with well stocked established borders to all sides, with green house, wooden storage shed and concrete storage outbuilding. Enclosed to all sides by wood panel 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.

Viewings
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti











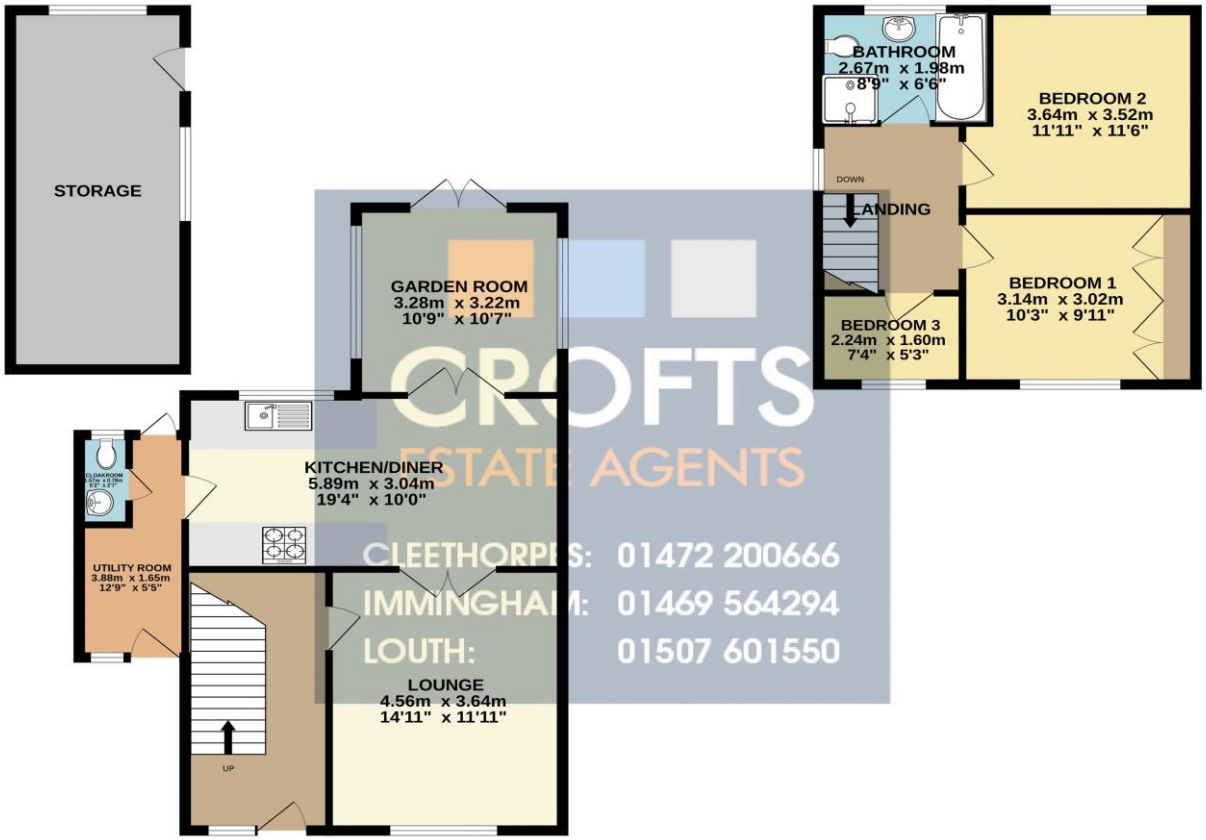


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
78.8 sq.m. (848 sq.ft.) approx.

1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



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TOTAL FLOOR AREA : 117.3 sq.m. (1262 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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