



# CROFTS ESTATE AGENTS

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



24 Petrel Drive  
Louth  
LN11 0ZG

Offers in the Region Of £154,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Property Description

Welcome to this stylish two-bedroom coach house on Petrel Drive, Louth, offered with no forward chain. Set in a popular residential location, this modern home provides a fresh, contemporary feel throughout and is ideal for first-time buyers, downsizers or investors alike. The property features an inviting open plan kitchen, dining and living space, designed to maximise natural light and provide a comfortable setting for both everyday living and entertaining. The modern kitchen is well appointed with a range of units and integrated appliances, complementing the clean and neutral décor. Both bedrooms are well-proportioned doubles, each benefitting from fitted wardrobes to offer excellent storage without compromising floor space. A sleek family bathroom completes the internal accommodation. This coach house also enjoys the rare advantage of a garage below, offering secure parking or additional storage. With its low-maintenance design and modern finish, the property is ready for immediate occupation. Petrel Drive is well positioned for access to local amenities, schools and transport links, whilst Louth town centre with its array of shops, cafés and attractions is only a short distance away. A superb opportunity to purchase a turnkey property with no onward chain. With nothing to do but unpack, this is the perfect first home,

downsizer or investment. Don't miss out – arrange your viewing today!

### Entrance

Entering the property reveals a carpeted stair case to the landing.

### Landing

With a window to the rear elevation, a radiator and a carpeted floor.

### Kitchen/Diner/Lounge

17' 5" x 12' 6" (5.31m x 3.81m)

With dual aspect windows to the front and rear, this a fantastic fresh space with two radiators and vinyl flooring to the kitchen-diner side and a carpeted floor to the lounge side.

### Bedroom One

10' 6" x 9' 11" (3.21m min x 3.02m max)

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

### Bedroom Two

13' 9" x 6' 6" (4.19m max x 1.99m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

**Bathroom**

6' 7" x 5' 7" (2.01m x 1.69m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and a mains shower.

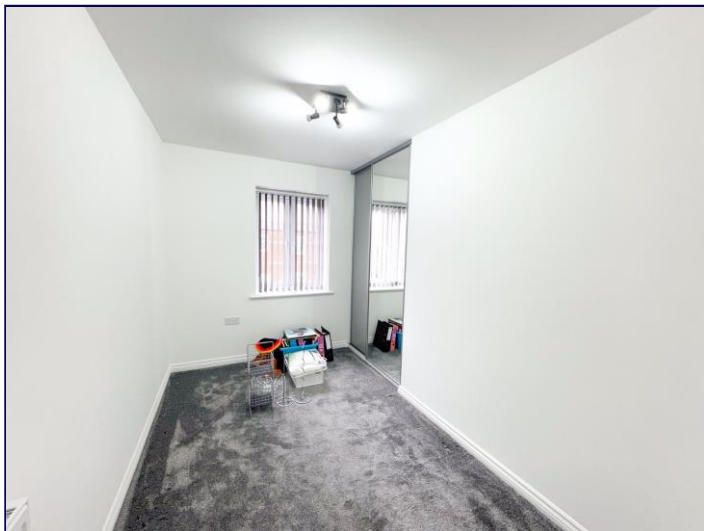
**Garage**

17' 7" x 9' 5" (5.35m x 2.86m)

The garage has an up and over door, electrics and a door to the rear outdoor space.

**Outside**

With a parking space in front of the garage and also a low maintenance area to the rear which could be used as a small patio area if required but is currently covered with large stones.



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 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 arrange for your free valuation.

#### **Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed

#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

#### **Services**

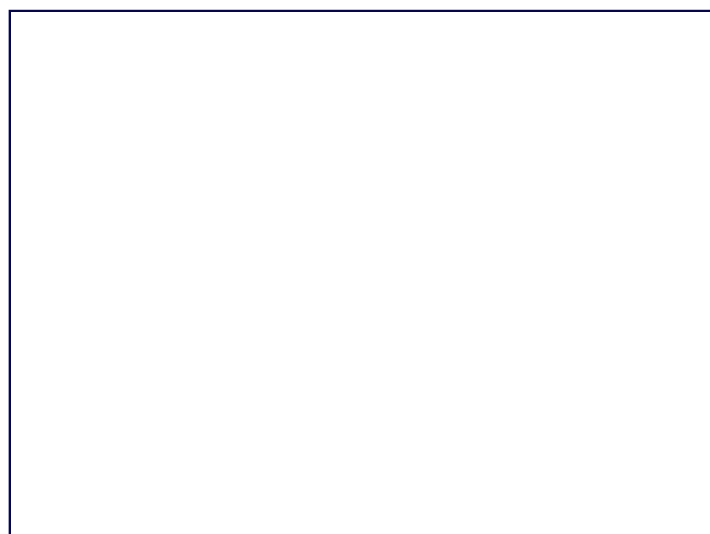


photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

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

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



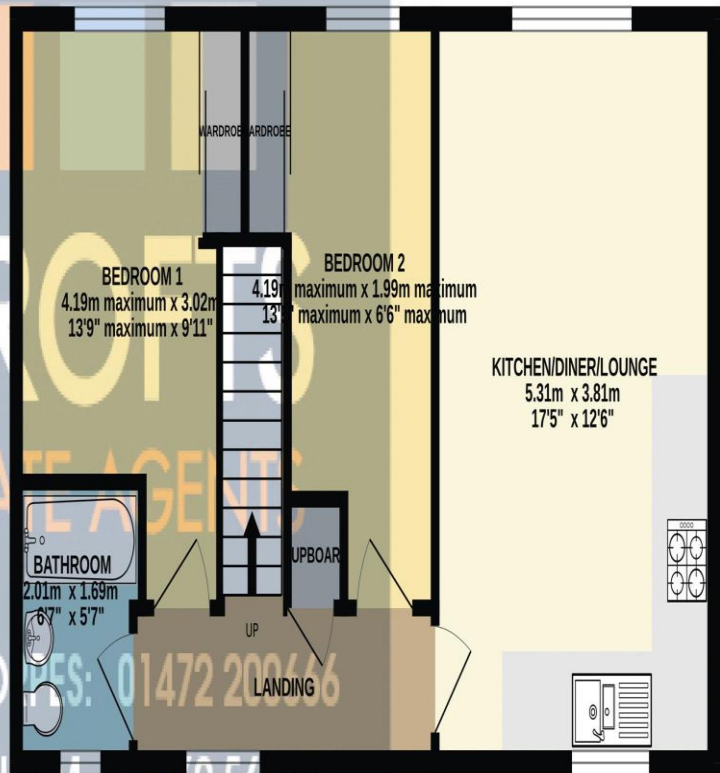
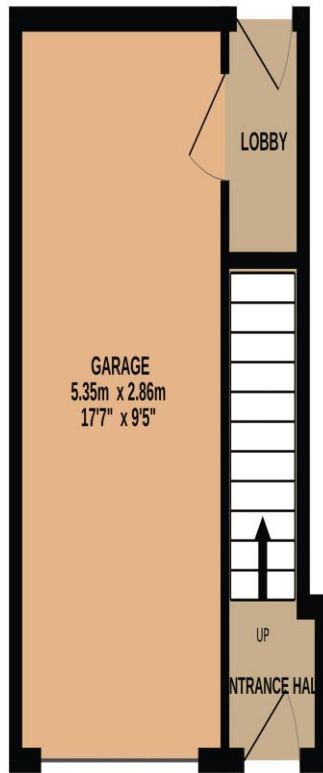
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

BASEMENT  
21.1 sq.m. (227 sq.ft.) approx.

GROUND FLOOR  
50.7 sq.m. (545 sq.ft.) approx.



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TOTAL FLOOR AREA: 71.7 sq.m. (772 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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