



# CROFTS ESTATE AGENTS

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



## Betts Mews

Louth  
LN11 9DS

Offers in the Region Of £210,000

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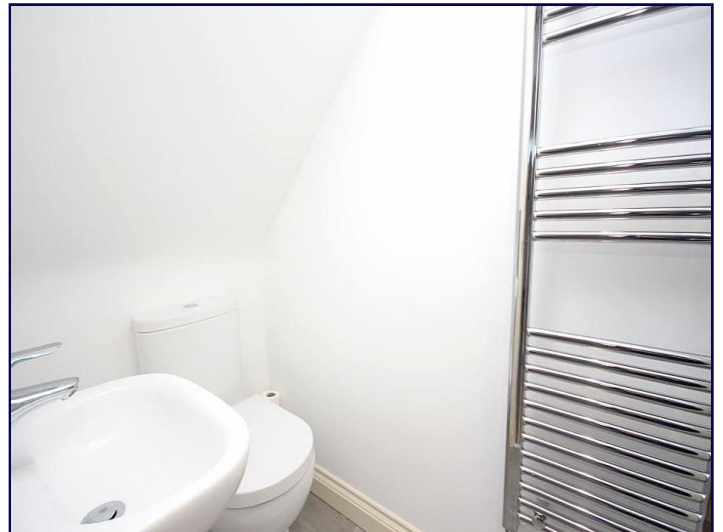
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### Property Introduction

**\*\* IMAGES TAKEN BEFORE TENANT MOVED IN \*\*** Crofts Estate Agents are delighted to offer for sale with no forward chain this superb three-bedroom semi-detached home, ideally situated on the popular Betts Mews development just off Church Street in the heart of Louth. Built in 2016 by respected local builders Jim Fairburn Ltd, the property has been finished to an excellent standard throughout and offers stylish, well-planned accommodation arranged over three floors. Perfectly positioned only a short walk from the town centre, the home enjoys easy access to a wide range of local amenities including shops, cafés, schools, and leisure facilities, making it ideal for families, professionals, or those seeking convenient town living. The accommodation briefly comprises a welcoming breakfast-kitchen fitted with modern units and space for dining, a useful cloakroom, and a comfortable lounge with access to the rear garden. To the upper floors are three well-proportioned bedrooms, including a principal bedroom benefiting from an en-suite shower room, together with a contemporary family bathroom. Externally, the property enjoys a delightful enclosed rear garden, ideal for relaxing or entertaining during the warmer months, while off-road parking adds further practicality. Additional benefits include double glazing and gas central heating throughout. Offering modern living in a highly desirable central location, this attractive home is ready to move straight into and early viewing is highly recommended to fully appreciate all that is on offer.

### Kitchen/Breakfast Room

9' 3" x 16' 0" (2.82m x 4.87m)

With a door and window to the front elevation, a radiator and laminate flooring there is also a superb fitted kitchen with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with extractor over. Integral appliances also include a fridge-freezer and a dishwasher. There is also a good sized breakfast bar.

### Cloakroom

4' 10" x 3' 11" (1.48m x 1.20m)

The cloakroom has white basin and w/c and a radiator.

### Lounge/Diner

9' 3" x 16' 0" (2.82m x 4.87m)

The lounge-diner has a window and French doors to the rear elevation, a radiator and a carpeted floor.

### First Floor Landing

The first floor landing has a carpeted floor and then a door leads to further staircase with a window to the rear elevation.

### Bedroom Two

9' 4" x 9' 5" (2.85m x 2.86m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

9' 5" x 9' 5" (2.87m x 2.86m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### Family Bathroom

5' 9" x 8' 4" (1.75m x 2.53m)

The bathroom has an opaque window to the front elevation, a heated towel rail and a tiled floor. There is also a FOUR piece suite with a WC, basin, bath and shower cubicle with a mains operated shower.

### Stairs

Stairs lead up to the second floor.

### Master bedroom

11' 1" x 12' 4" (3.38m x 3.77m)

The master bedroom has two skylight windows to the rear elevation, a radiator and a carpeted floor.

### En-suite

8' 5" x 3' 3" (2.56m x 1.00m)

The en-suite has a heated towel rail, a tiled floor, WC, basin and shower cubicle with a mains operated shower.

### Outside

Externally there is off road parking and a delightful rear garden all enclosed by perimeter fencing with gate into the rear garden. There is also a well kept lawn, patio area ideal for alfresco dining, established shrubs and a shed.

### 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

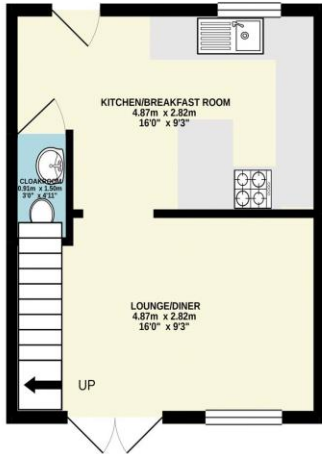
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

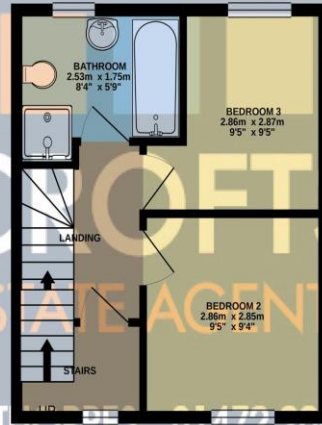
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



1ST FLOOR  
27.5 sq.m. (296 sq.ft.) approx.



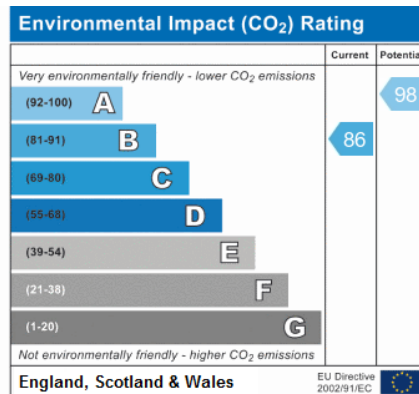
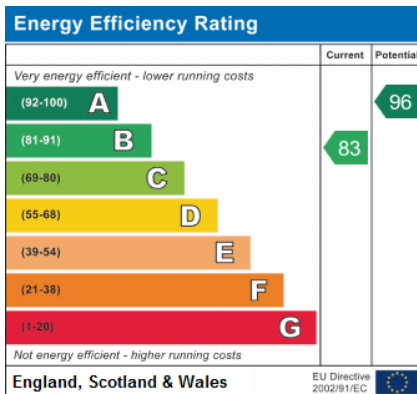
2ND FLOOR  
14.1 sq.m. (152 sq.ft.) approx.



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TOTAL FLOOR AREA : 69.2 sq.m. (745 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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