



# CROFTS ESTATE AGENTS

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



**Wallis Road**

**Louth  
LN11 8DS**

**£169,950**

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### Property Introduction

Viewing is advised on this three bedroom semi-detached house which could be an ideal purchase opportunity for a keen investor or first time buyers. The property benefits from double glazing and gas central heating and briefly comprises entrance hallway, lounge, conservatory, kitchen, sitting/dining room, landing, three bedrooms and a shower room. Front and a lovely sized rear garden which has a garage to the rear and gated access allowing for the ability to park a caravan or similar off road subject to some minor access works.

### Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor.

### Lounge

18' 8" x 10' 0" (5.693m x 3.052m) max  
uPVC double glazed window to the front elevation and sliding patio doors through to the conservatory to the rear. Coving to the ceiling. Two central heating radiators.

### Conservatory

9' 0" x 11' 8" (2.753m x 3.550m)  
With tiled flooring and having central heating radiator. uPVC double glazed windows and an entry door out to the garden. Door through to the kitchen.

### Kitchen

6' 1" x 12' 2" (1.854m x 3.711m)  
uPVC double glazed windows to the side and rear elevations. Equipped with wall and base units with work surfacing with inset sink. Plumbing for a dishwasher and washing machine. Electric cooker point. Understairs storage. Central heating radiator. Opening to the sitting / dining room.

### Sitting/Dining Room

12' 2" x 8' 11" (3.699m x 2.724m)  
Currently used as a home office and storage area by the present tenant, the second reception room has a uPVC double glazed window to the front elevation Central heating radiator.

### First Floor Landing

uPVC double glazed window to the rear. Central heating radiator.

### Cloakroom

2' 7" x 3' 11" (0.786m x 1.192m)  
uPVC double glazed window to the rear and fitted with a w.c.

### Shower Room

5' 6" x 6' 1" (1.677m x 1.863m) max  
uPVC double glazed window to the rear. Fitted with a pedestal wash hand basin and shower cubicle. Tiled splashback. Central heating radiator.

### Bedroom One

12' 10" x 10' 7" (3.907m x 3.222m)

uPVC double glazed window to the front. Central heating radiator. Fitted wardrobe. Cupboard over the staircase.

### Bedroom Two

9' 3" x 11' 9" (2.807m x 3.585m)

uPVC double glazed window to the rear. Central heating radiator.

### Bedroom Three

9' 1" x 7' 1" (2.780m x 2.163m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Outside

The property offers gardens to the front and rear elevations. The rear garden is of a lovely size and enjoys sun to parts for the majority of the day. Detached garage to the rear access via the communal parking area to the rear. There is also gated access to the rear allowing the ability to provide off road parking for a caravan or similar although the current tenant has no requirements for such and has this blocked at the moment.

### 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 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.

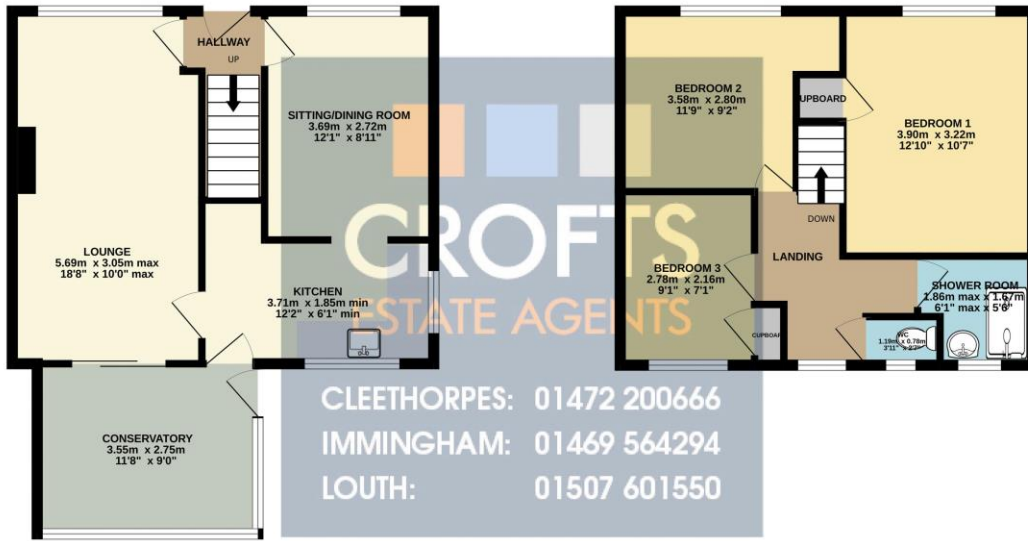
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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