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



**52 Wood Lane
Louth
LN11 8SA**

Offers in the Region Of £299,950

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Property Description

Situated within a well-established and highly regarded residential area of Wood Lane, this superbly presented detached bungalow offers spacious and beautifully maintained accommodation throughout, ideal for a range of buyers seeking comfortable single-storey living. The property has been thoughtfully improved over recent years and benefits from a bright, airy and contemporary feel throughout. Internally, the accommodation comprises a welcoming entrance porch leading into a generous reception hallway, a spacious lounge filled with natural light, and a stylish dining kitchen fitted with an extensive range of modern units and integrated appliances. A useful adjoining store/freezer room adds further practicality, whilst the charming Victorian-style conservatory overlooks the attractive rear garden. There are two well-proportioned double bedrooms together with a well-appointed bathroom featuring both a bath and separate shower cubicle. Further benefits include gas central heating, uPVC double glazing and owned solar panels which contribute towards reduced running costs whilst also generating an income. Externally, the bungalow stands within beautifully maintained gardens to both the front and rear, creating an attractive outdoor setting. A block-paved driveway provides ample off-road parking and turning space, leading to a detached brick-built

garage with power and lighting. A fantastic opportunity to acquire a spacious and energy-efficient bungalow in one of Louth's sought-after locations.

Entrance Hall

Entering through the entrance porch reveals the entrance hall with Karndean flooring and access to a built in cupboard.

Lounge

With dual aspect windows to the front and side elevations. There is also a feature fire place.

Kitchen

The kitchen has dual aspect windows to the rear and side elevation, a door to the conservatory and a tiled floor. There is also a range of fitted units with a one and a half sink drainer and plumbing for a dish washer. There are also Neff appliances including an electric oven, hob, extractor and washing machine.

Bedroom One

Bedroom one is a very spacious room with windows to the front and side elevation.

Bedroom Two

A great size for bedroom two, with a window to the rear elevation.

Bathroom

The bathroom boasts a four piece suite with a WC, vanity basin, bath and shower cubicle with a mains shower. There are also two opaque windows to the side elevation.

Garage

With an up and over door, door to the side and window to the rear. There are also electrics.

Outside

The frontage has a generous block paved area ideal for off road parking for multiple vehicles. There is also lawn and established shrubs. The rear garden has a further lawn with established shrubs and a block paved patio area idea for alfresco dining.



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 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 website 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 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 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)



Total floor area 115.8 m² (1,246 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		