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

2 Humberstone Holt
Louth
LN11 7PF

Offers in the Region Of £259,950

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Property Description

Crofts Estate Agents are delighted to bring to the market this well-presented and generously proportioned three/four-bedroom detached family home, situated within the ever-popular village of North Somercotes. The property has undergone a comprehensive programme of improvements and refurbishment over the past four years, offering modern and well-maintained accommodation throughout. Works include the replacement of the majority of the flat roofs, all of which are under guarantee, a modernised kitchen and bathroom, replacement windows, and the installation of a new insulated solid roof to the sunroom. Externally, a new driveway has been created, providing ample off-road parking, while the gardens were landscaped to a good standard approximately two years ago, creating attractive and low-maintenance outdoor space. The rear garden enjoys a particularly sunny aspect. Further benefits include LPG central heating, double glazing and a fully boarded loft with pull-down ladder, providing excellent additional storage space. The accommodation briefly comprises: entrance hallway, lounge/diner, kitchen, sunroom, sitting room/optional fourth bedroom, first-floor landing, three bedrooms and a family bathroom. An excellent opportunity for families seeking a spacious, versatile and well-maintained detached home within this popular coastal village.

Lounge/Diner

The Lounge/Diner offers uPVC double glazed window to the front elevation and patio doors to the rear, Two central heating radiators, Open fireplace and benefits from recently added herringbone design flooring.

Kitchen

A modern fitted kitchen installed within the past four years and offering a range of wall and base units with complementary work surfacing with inset one and a half sink and drainer. Integrated double oven and microwave, along with a four ring induction hob with chimney extractor over. Integrated dishwasher, Plumbing for a washing machine and space for a dryer and larder fridge freezer. Wall mounted Ideal Logic boiler set into one of the wall units.

Sun Room

Fully insulated and modernised throughout. Full length uPVC windows and door leading to the rear garden. Central Heating Radiator.

Sitting Room or Bedroom Four

A versatile room which could be utilised as a fourth bedroom but also could put to use as a second reception room, ideal as a child's playroom orr office/study. Central heating radiator. Understairs storage cupboard. uPVC double glazed window to the front elevation. Sliding patio doors through to the conservatory.

Family Bathroom

Also recently installed with in the past five years, a modern bathroom with freestanding bath, close coupled w.c, vanity wash hand basin and shower cubicle. Tiling to the walls. Chrome effect central heating radiator. Two uPVC double glazed windows to the rear elevation.

Bedroom One

uPVC double glazed window to the front elevation. Central heating radiator. Recently installed carpeted flooring. Built in wardrobe.

Bedroom Two

Two uPVC double glazed windows to the rear elevation. Central heating radiator. Recently installed carpeted flooring.

Bedroom Three

uPVc double glazed window to the front elevation. Central heating radiator. Recently installed carpeted flooring.

Outside

To the front, the property benefits from a recently redone Driveway access directly from Humberstone Holt. Ample parking on the driveway to the front offers the option to house a caravan/motorhome or similar. To the rear, the garden is fully slabbed which again is a recent upgrade and provides plenty of space for entertaining. The side also has patio space and has a fenced gate to access the rear garden from the driveway.

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 : To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

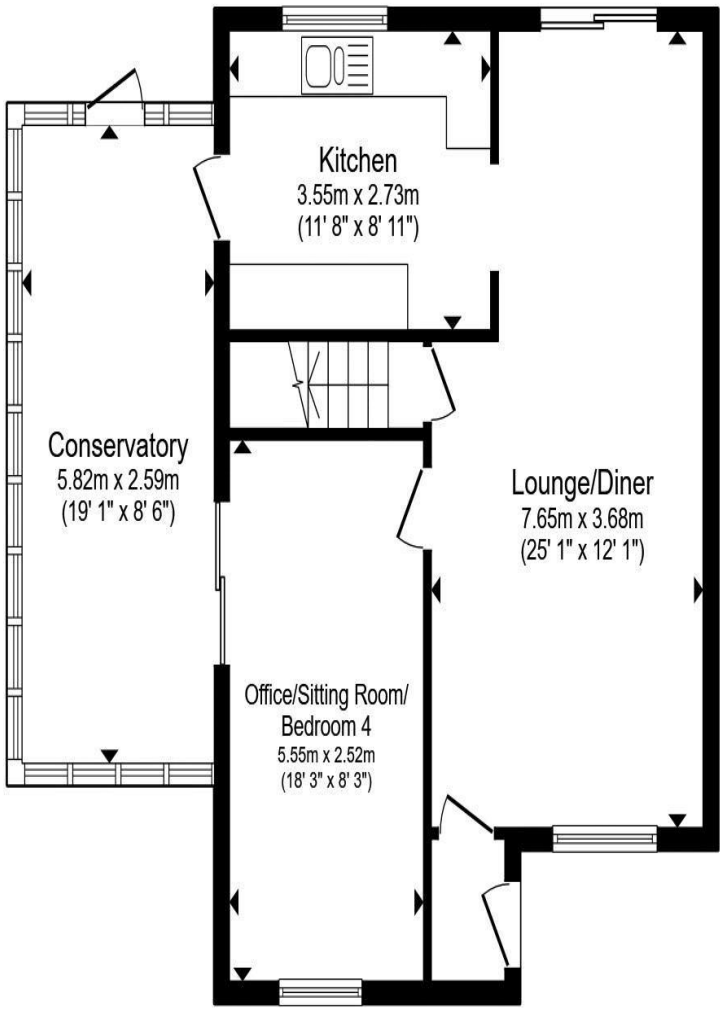
Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

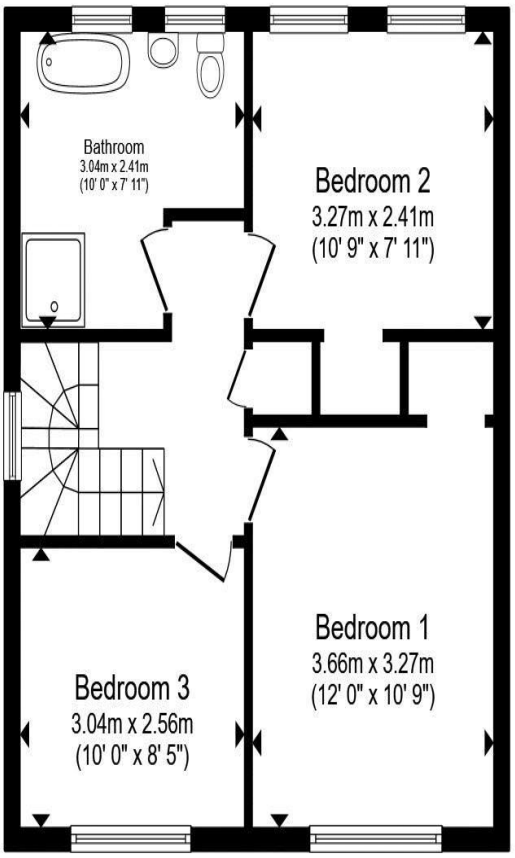
Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed



Ground Floor



First Floor

Total floor area 114.7 m² (1,235 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

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MS/SEQ/8768/08.26