



CROFTS ESTATE AGENTS

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



Alexander Drive

**Louth
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£174,950

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Property Introduction

Crofts are pleased to be able to present to the market this attractively and well presented three bedroom end mews property, which is offered for sale with no forward chain on the vendors side. Creating an ideal purchase for a variety of buyers from the first time through to the investor client, the property benefits from gas central heating, uPVC double glazing and two allocated parking spaces to the rear. This lovely home briefly comprises entrance hallway, lounge/diner, kitchen, landing, three bedrooms and a bathroom. Open plan frontage and pleasant rear garden. Viewing is advised.

Entrance Hallway

10' 8" x 6' 10" (3.261m x 2.087m)

With composite entry door and window to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge/Diner

22' 8" x 9' 7" (6.921m x 2.932m)

Attractively presented in neutral shades, the lounge diner offers uPVC double glazed windows to the front and rear patio door with glazed adjoining panel offering a dual aspect view. Coving to the ceiling. Laminate flooring. Two central heating radiators. Open archway through to the kitchen.

Kitchen

11' 8" x 6' 10" (3.555m x 2.0887m)

The kitchen offers a uPVC double glazed window to the rear elevation and is fitted with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Splashback tiling. Storage beneath the stairs.

First Floor Landing

Loft access top the ceiling. Storage cupboard housing the gas boiler.

Bedroom One

12' 1" x 9' 9" (3.685m x 2.961m)

uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

Bedroom Two

10' 5" x 9' 8" (3.163m x 2.956m)

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

Bedroom Three

5' 3" minimum x 7' 0" (1.590m x 2.127m)

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

Bathroom

6' 4" x 7' 0" (1.937m x 2.128m)

uPVC double glazed window to the rear elevation and being fitted with a pedestal wash hand basin, low level w.c and a panelled bath with screen and shower over. Chrome effect central heating radiator. Splashback tiling.

Outside

The property boasts gardens to the front and rear elevations, with the rear garden having patio area, artificial grass, garden shed and rear gated access out to the parking area. There are two designated parking areas for the property.

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

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 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.

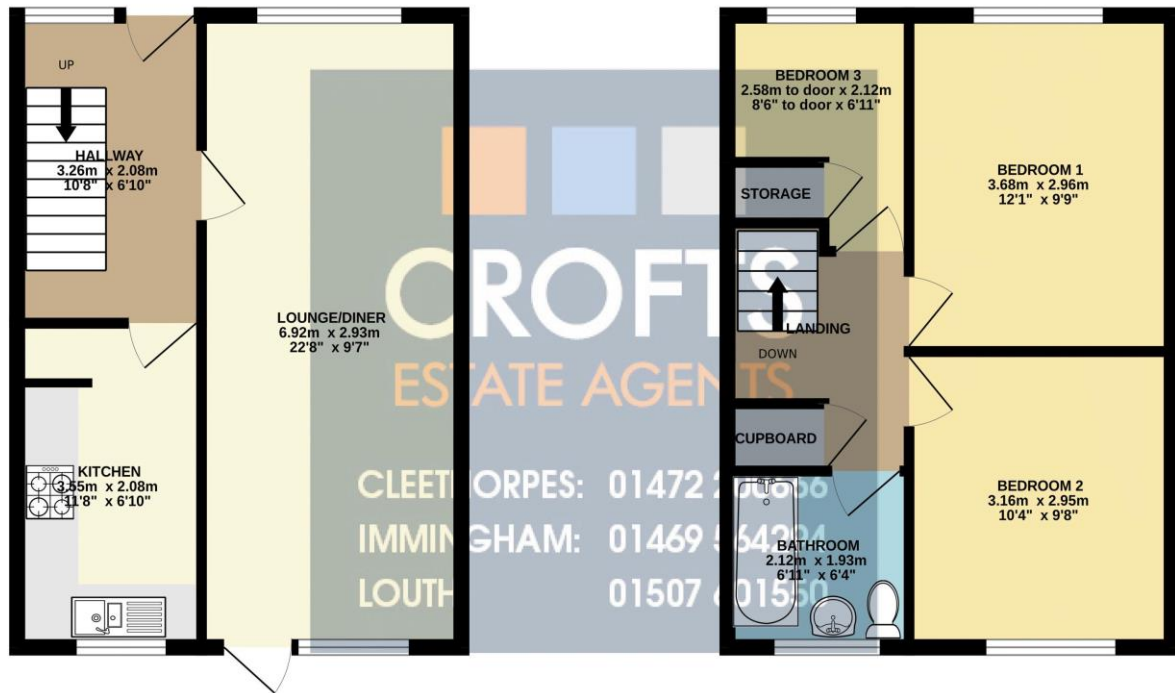
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
34.5 sq.m. (372 sq.ft.) approx.

1ST FLOOR
34.6 sq.m. (373 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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