



CROFTS ESTATE AGENTS

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



Church Street

Louth
LN11 9BZ

Offers in the Region
Of £120,000

This period mid terrace home is conveniently located close to Louth market place and its wealth of amenities. Offered for sale with NO FORWARD CHAIN, the property offers spacious and well maintained living accommodation throughout and would be ideal for a variety of purchasers including first time buyers, families, downsizing/ bolt hole or even investment opportunity. Internal viewings are essential and will reveal living accommodation briefly comprising of: Entrance hallway, lounge, sitting room, fitted kitchen, utility / lean to, cloakroom, three bedrooms and bathroom suite. The outside comprises of a low maintenance garden to the front and a private and low maintenance garden to the rear, ideal for al fresco dining and entertaining guests.

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Entrance Hallway

11' 5" x 3' 2" (3.47m x 0.967m)

Solid door to front opens into hallway . door to side leads to lounge, door at the end of the hallway leads into the dining room.

Lounge

Sash window to front, radiator, open feature fireplace.

Sitting/ dining room

11' 11" x 13' 9" (3.638m x 4.202m)

Window to rear, radiator, small built in storage cupboard, gas fireplace.

Kitchen

14' 0" x 6' 6" (4.279m x 1.987m)

Two windows to side, door to side opens into utility / lean to. Door leading to staircase leading to first floor landing. Door to rear, opens into cloakroom. Range of fitted units incorporating stainless steel sink with draining board and integral oven, tiled splashbacks.

Utility room

7' 10" x 6' 5" (2.389m x 1.965m)

"Lean to" style room with timber door and windows to rear, fitted counter housing plumbing for a washing machine.

Cloakroom

3' 11" x 6' 7" (1.185m x 2.010m)

Window to side and rear , Low flush w/c and pedestal wash basin.

Bedroom 1

12' 0" x 11' 1" (3.65m x 3.373m)

Window to rear, radiator, built in fitted wardrobes, door to rear leads to bathroom.

Bathroom

10' 10" x 7' 11" (3.309m x 2.408m)

Window to side, close coupled w/c, pedestal wash basin, panelled bath, part tiled walls.

Bedroom 2

11' 6" x 9' 6" (3.509m x 2.9032m)

Window to front, radiator.

Bedroom 3

8' 4" x 5' 6" (2.550m x 1.677m)

Window to front, radiator.

Outside

The property is accessed by a low maintenance garden to the front, enclosed by low level brick walls. The rear garden is private and low maintenance with patio area, ideal for entertaining or al fresco dining. Enclosed by wood panel fencing with gated access to the side.

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.

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

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

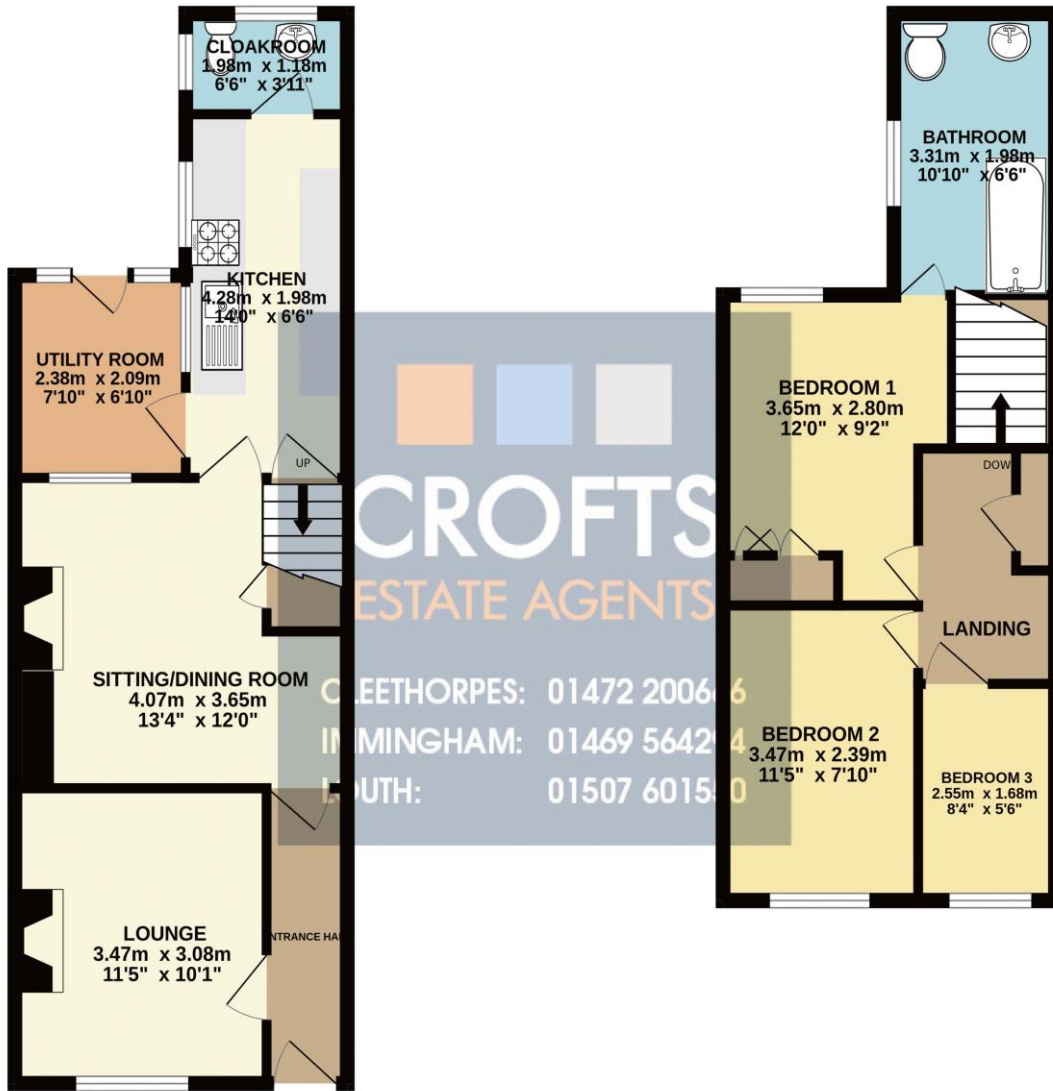
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.

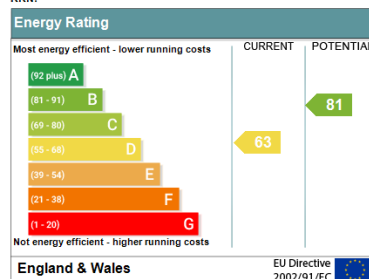
1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 78.5 sq.m. (845 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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Address: 57 Church Street, LOUTH, LN11 9BZ
 RRN:



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