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



94 Newmarket
Louth
LN11 9EQ

Offers in the Region Of £279,950

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Property Description

This beautifully presented mid-terrace property on Newmarket in Louth offers spacious and versatile accommodation, ideal for growing families or those seeking generous living space in a convenient location. Tastefully decorated throughout, the home is ready to move straight into and enjoy. The ground floor boasts a welcoming lounge, perfect for relaxing evenings, alongside a separate sitting room providing additional flexible living space. To the rear, a well-appointed kitchen-diner forms the heart of the home, offering ample room for both cooking and entertaining. A useful utility area and ground floor WC add further practicality to this already impressive layout. Upstairs, the property continues to impress with four well-proportioned bedrooms, three of which are spacious doubles, making them ideal for family living or accommodating guests. The accommodation is completed by a stylish four-piece family bathroom, featuring both a bath and separate shower. Externally, the property benefits from gardens to both the front and rear. The rear garden is a particular highlight, offering a fantastic sized outdoor space perfect for families, entertaining, or simply enjoying the warmer months. A large patio area provides the ideal setting for outdoor dining, while the generous lawn offers plenty of room for children to play or for keen gardeners to

make their mark. A superb home in a sought-after location, early viewing is highly recommended.

Entrance Hall

Entering the property reveals a radiator and a welcoming space with a fresh decor echoed throughout.

Lounge

12' 2" x 14' 6" (3.71m x 4.42m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and wooden flooring.

Sitting Room

11' 7" x 13' 2" (3.53m x 4.02m)

The sitting room has French doors to the rear garden, a radiator and wooden flooring.

Kitchen/Diner

10' 9" x 22' 0" (3.27m x 6.71m)

With two windows to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a dish washer, an electric oven and gas hob with an extractor over. There is also an area for dining with inbuilt seating and a table. Plumbing for an american style fridge is also in place.

WC

Within the utility, with an opaque window to the side elevation and a WC.

Utility room

8' 8" x 10' 7" (2.64m x 3.23m)

The utility has a window to the side elevation, door to the rear, a tiled floor, fitted unit, sink and drainer and plumbing for a washing machine.

First

Floor

Landing

With access to the loft, a radiator and a carpeted floor.

Bedroom One

22' 3" x 10' 6" (6.77m x 3.20m)

With dual aspect windows to the side and rear elevations, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 8" x 13' 3" (3.55m x 4.05m)

Bedroom two has a window to the rear a radiator and a carpeted floor.

Bedroom Three

12' 2" x 12' 10" (3.71m x 3.90m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Four

8' 8" x 6' 5" (2.63m x 1.96m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

12' 2" x 6' 2" (3.72m x 1.87m)

The bathroom has an opaque window to the side elevation, a radiator and a tiled floor. There is also a white four piece suite with a WC, basin, bath and shower cubicle with a mains shower.

Outside

To the front there is a lawn with a path leading to the front door with a perimeter wall and a lovely flower bed. The rear garden has a spacious patio ideal for alfresco dining and then a vast lawn which

has spans to the bottom of the garden increasing in gradient as it goes. With established shrubs and perimeter walls. There is also a handy secure outbuilding with electrics. Sent from my iPhone



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.



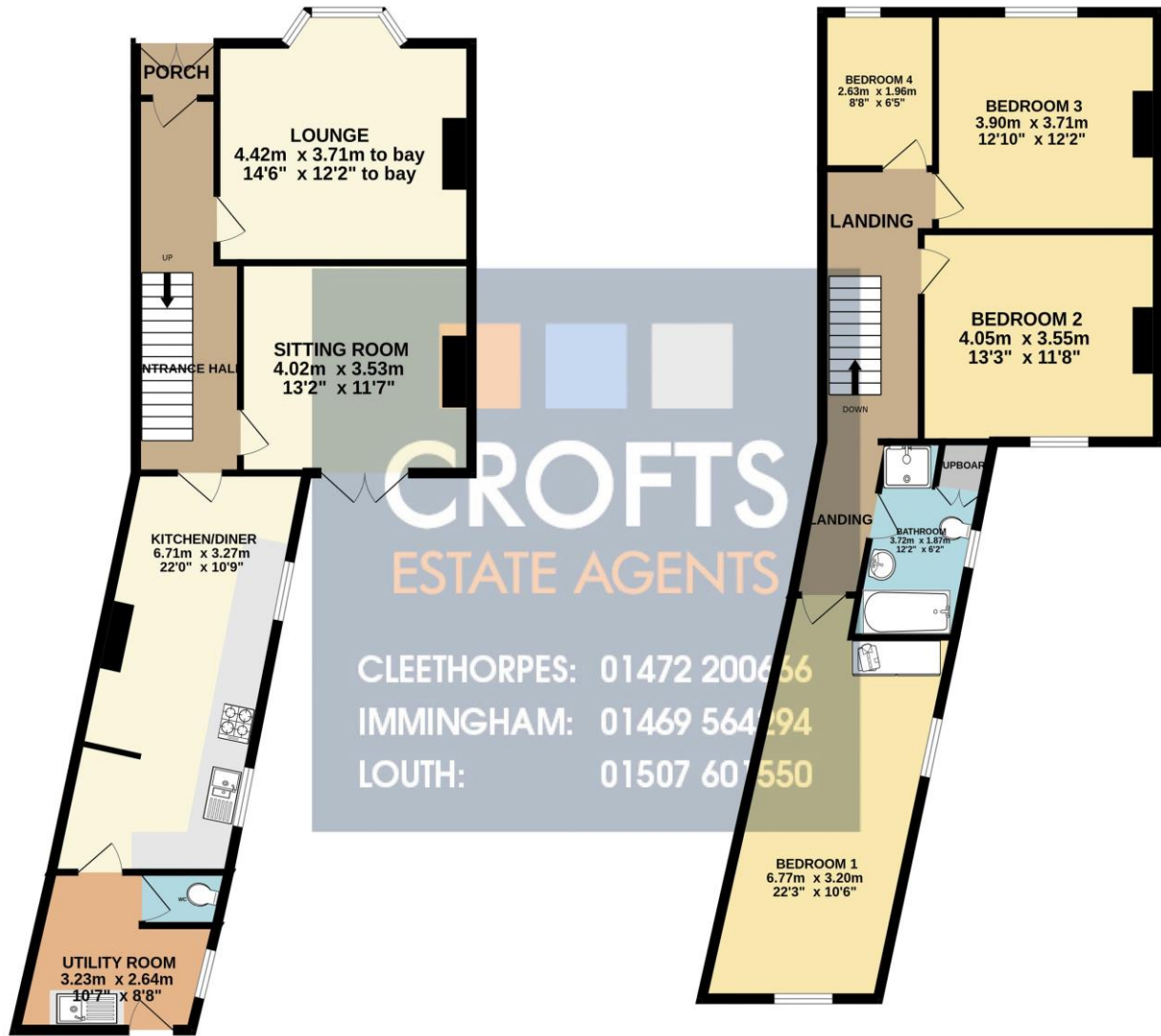
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.

1ST FLOOR
69.5 sq.m. (748 sq.ft.) approx.



TOTAL FLOOR AREA: 139.5 sq.m. (1501 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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