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



27 Stewton Lane
Louth
LN11 8SB

Offers in the Region Of £325,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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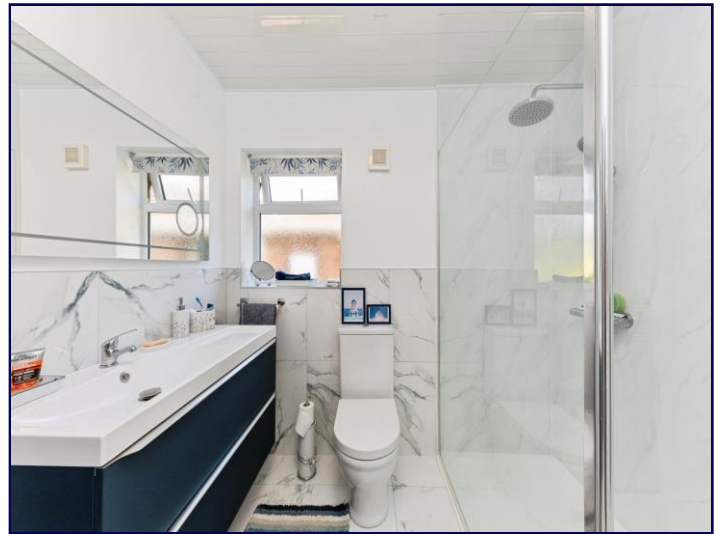
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Property Description

Situated on the highly sought-after Stewton Lane in Louth, this superbly appointed detached residence offers spacious and versatile accommodation, beautifully presented throughout and ideal for a range of buyers seeking a home ready to move straight into. Occupying a generous plot, the property boasts an impressive rear garden, featuring a vast lawned area that provides the perfect space for families, entertaining, or simply enjoying the outdoors. A feature patio area creates an excellent setting for alfresco dining and summer gatherings. Internally, the accommodation is both spacious and well planned. Entering into the property through the kitchen, which flows seamlessly into the dining room, creating a fantastic hub for everyday living and entertaining. To the rear of the property is an extended lounge, offering a bright and comfortable living space with views over the garden. A convenient ground floor WC adds further practicality. The ground floor also benefits from two generous double bedrooms, offering flexible accommodation for families, guests, or those seeking single-level living. Complementing these rooms is a superbly appointed shower room, finished to a high standard and providing stylish and practical facilities. To the first floor is a superb principal bedroom suite, providing a private retreat

complete with its own en-suite shower room. Externally, the property continues to impress with a low-maintenance front garden and a driveway providing ample off-road parking for multiple vehicles. A detached garage offers additional storage or secure parking. Combining spacious accommodation, high-quality presentation, and exceptional outdoor space, this outstanding detached home enjoys a desirable location on the edge of Louth, close to local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Kitchen

15' 11" x 12' 3" (4.84m x 3.73m)

Entering the property reveals a window to the rear elevation, coving to the ceiling, a radiator and LVT flooring. There is also a modern fitted kitchen with a one and a half sink and drainer, plumbing for a washing machine and dish washer as well as an electric oven with a gas hob and extractor over.

Dining room

15' 11" x 11' 11" (4.85m x 3.63m)

The dining room is accessed off the kitchen with an opaque window to the side elevation, coving to the ceiling, a radiator and LVT flooring. There is also a built-in cupboard.

Lounge

22' 5" x 12' 3" (6.83m x 3.73m)

The lounge is a fantastic space with French doors and a further door to the side elevation, a window to the rear and Velux windows. There is also a radiators, tiled floor and under floor heating.

WC

The WC has an opaque window to the side elevation, laminate flooring and a WC.

Bedroom 2

13' 5" x 12' 2" (4.08m x 3.72m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom 3

14' 2" x 11' 3" (4.31m x 3.43m)

Bedroom three has a window to the front elevation, opaque window to the side, coving to the ceiling, a radiator and laminate flooring. There is also a wall mounted gas fire.

Stairs and Landing

Carpeted stairs lead to the first floor landing with a window to the rear elevation and a built in cupboard.

Bedroom 1

12' 2" x 11' 6" (3.7m x 3.5m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

Ensuite

9' 1" x 6' 9" (2.77m x 2.07m)

The en-suite has an opaque window to the front elevation, a radiator and a carpeted floor. There is also a WC, basin and a shower cubicle with a mains shower.

Garage

24' 1" x 10' 6" (7.33m x 3.2m)

With an up and over door, door and window to the side elevation and electrics.

Outside

With a large low maintenance front garden providing ample space for off road parking and then access down the side to the garage through gates. The rear garden is a vast size with plenty of established shrubs, flowers and trees, a real labour of love. There is also a large covered area ideal to escape the rain or sun as well as a patio area ideal for alfresco dining. All enclosed by perimeter fencing and with a large shed with electrics.



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 C: 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.

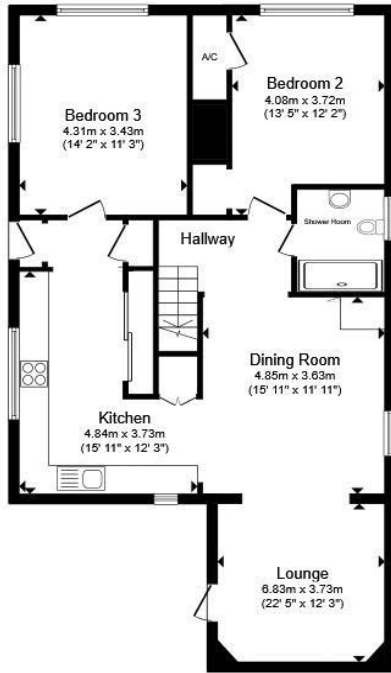




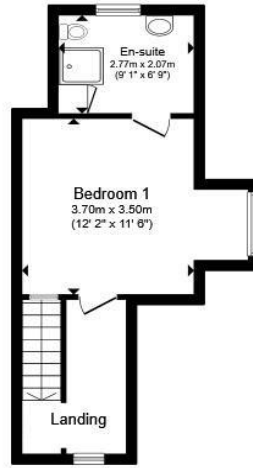
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

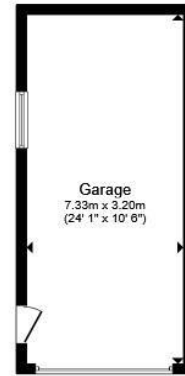
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



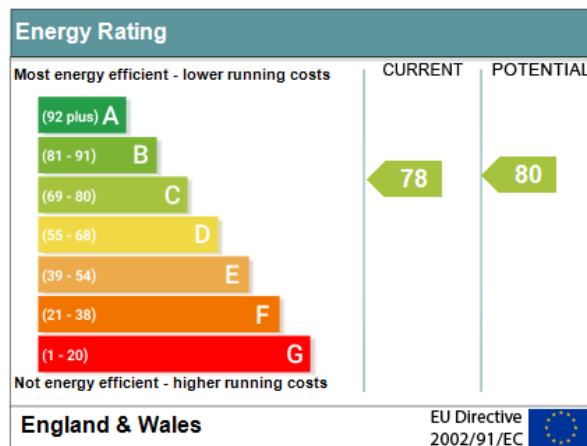
Garage

Total floor area 138.2 m² (1,488 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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