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16 Buckingham Road
Louth
LN11 0YU

£149,950

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Property Description
NO ONWARD CHAIN – A well-proportioned two-bedroom semi-detached bungalow situated on Buckingham Road in Louth, offering comfortable single-storey accommodation together with low-maintenance gardens to both the front and rear and useful off-road parking. The property provides a practical layout ideal for those seeking convenient one-level living and briefly comprises an entrance area leading into a welcoming lounge, providing a comfortable reception space with plenty of potential to arrange according to individual requirements. The kitchen is separately positioned and offers a functional space for everyday cooking and preparation, with scope for a new owner to personalise and update if desired. There are two bedrooms, both providing versatile accommodation and offering the flexibility to be used as bedrooms, a guest room or home office depending on individual needs. The property is completed by a shower room, providing a practical suite for everyday use. Externally, the bungalow benefits from low-maintenance gardens to both the front and rear, making the property particularly appealing for those looking for manageable outdoor space without extensive upkeep. The rear garden provides a pleasant private area for sitting out and enjoying the warmer months, while the front garden complements the property and its approach. Off-road parking adds further convenience and is a valuable feature. Offered to the market with NO ONWARD CHAIN, this semi-detached bungalow presents an excellent opportunity for a variety of buyers, including those looking to downsize, first-time buyers, investors or anyone seeking convenient single-storey living in Louth. Early viewing is recommended to appreciate the accommodation, outdoor space and potential this property has to offer.

Kitchen
13' 6" x 9' 4" (4.11m x 2.84m)
The kitchen has a window and door to the front and side elevation and a range of fitted units with a sink and drainer and an electric oven.

Lounge
17' 0" x 10' 6" (5.18m x 3.19m)
The lounge has a window to the front elevation, a radiator and a carpeted floor.

Bedroom One
12' 8" x 10' 6" (3.87m x 3.19m)
Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two
8' 9" x 9' 5" (2.67m x 2.86m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
7' 3" x 6' 3" (2.20m x 1.91m)
The shower room has an opaque window to the side elevation, a radiator and a three piece suite with a WC, vanity basin and shower enclosure with an electric shower.

Outside
With low maintenance garden spaces to the front and rear along with off road parking.

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 A: 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.

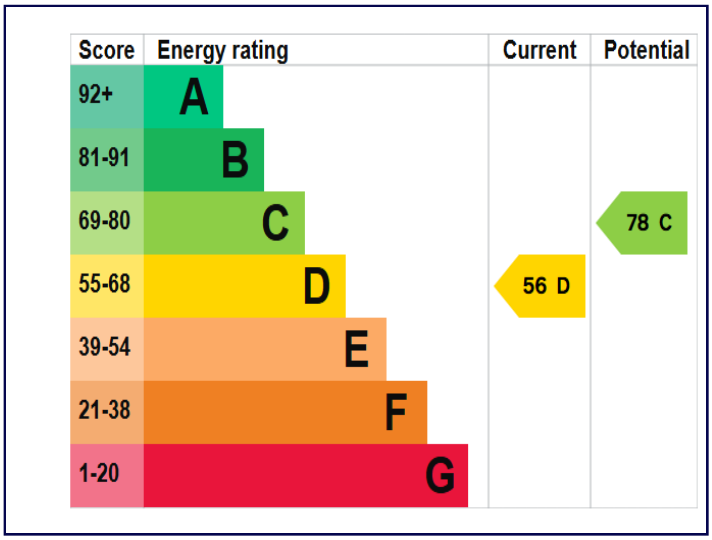






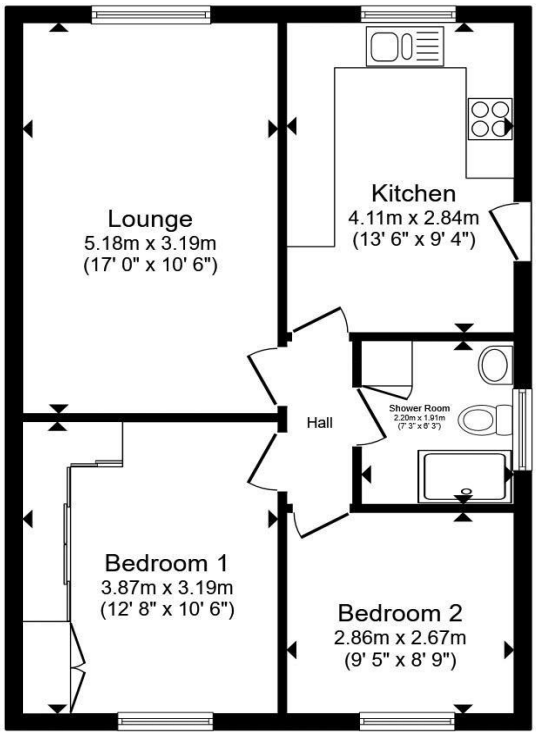






OPEN 7 DAYS A WEEK

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



Total floor area 56.1 m² (604 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