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



South Terrace

Louth
LN11 9DF

Monthly Rental Of £650

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Property Introduction

Nestled within an attractive row of charming period homes, this delightful two-bedroom end-terrace cottage presents an outstanding rental opportunity for young professionals, singles or couples seeking character, convenience and surprisingly generous outside space. Ideally positioned just a short stroll from the town centre, the property enjoys immediate access to a wide range of shops, cafés, supermarkets, schools, parks and excellent transport links, while being tucked away on a quiet unadopted road just off the main thoroughfare, offering a peaceful setting rarely found so close to amenities. Beautifully arranged over two floors, the accommodation combines traditional charm with practical modern living. To the ground floor, a welcoming open-plan lounge and dining room creates a bright and versatile living environment, perfect for relaxing evenings, entertaining guests or working from home. The adjoining kitchen is thoughtfully laid out with ample storage and workspace, while a separate utility area provides valuable additional practicality for laundry and household essentials. Completing the ground floor is a spacious bathroom fitted with a modern white suite and shower over the bath, offering both comfort and convenience. To the first floor, stairs rise to a landing leading to two well-proportioned bedrooms, each offering excellent natural light and ample room for bedroom furniture, making them ideal as a main bedroom and guest room or home office. Externally, the property continues to impress. To the front is the rare benefit of off-road parking for one vehicle, an increasingly sought-after feature so close to the town centre. To

the rear lies a surprisingly large enclosed garden, ideal for outdoor dining, summer evenings or keen gardeners, together with a substantial timber shed complete with power and lighting, perfect for storage, hobbies or workspace use. A truly charming home in a highly convenient location, early viewing is strongly recommended.

Lounge dining room

19' 11" x 11' 2" (6.08m x 3.40m)

A large open plan space has uPVC window with blind to both ends of the room with wooden frosted door to the front. The room has white decor with grey chimney breast and light brown carpet. There is a log burner in open chimney breast with slate hearth and wooden mantle. The room has coving, two radiators, two pendant lights and built in storage

Kitchen

11' 9" x 5' 10" (3.57m x 1.77m)

A small but functional kitchen has grey and cream wall and base units to two sides with wood effect work top, stainless sink drainer and cream splash back tiles over. The room has uPVC frosted door and two windows to the side, tiled floor, radiator, white decor, integral gas hob and electric oven with space for tall low level fridge and extractor.

Utility area

2' 3" x 5' 10" (0.69m x 1.77m)

A small utility has plumbing and space for a washing machine with space to house the boiler too. The area has white decor and tiled floor with pendant light.

Family Bathroom

6' 9" x 5' 8" (2.05m x 1.72m)

The ground floor bathroom has three piece white suite with shower over the bath and glass screen. There is white splash back tiling, tiled floor, uPVC frosted window to the side with blind, radiator and ceiling light.

Stairs and landing

The stairs and landing have brown carpet with white décor to the walls, pendant light and loft access.

Bedroom One

10' 0" x 11' 3" (3.06m x 3.42m)

A largere double room has white decor, grey carpet, wood double glazed bedroom radiator and pendant light.

Bedroom Two

9' 3" x 8' 6" (2.82m x 2.58m)

A smaller single bedroom has uPVC window to the rear, off white decor, uPVC window, grey carpet, pendant light and radiator.

Rear garden

A surprisingly large rear garden has lawn to the majority with gravel patio area and large timber shed with power on a concrete base. The garden is enclosed with timber picket fencing. There is also a small concrete courtyard with lighting to the back of the house.

Front garden and parking

The front has an open fronted concrete driveway with block paved edges, hedge and wall to sides and provides parking for one car.

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 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 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.

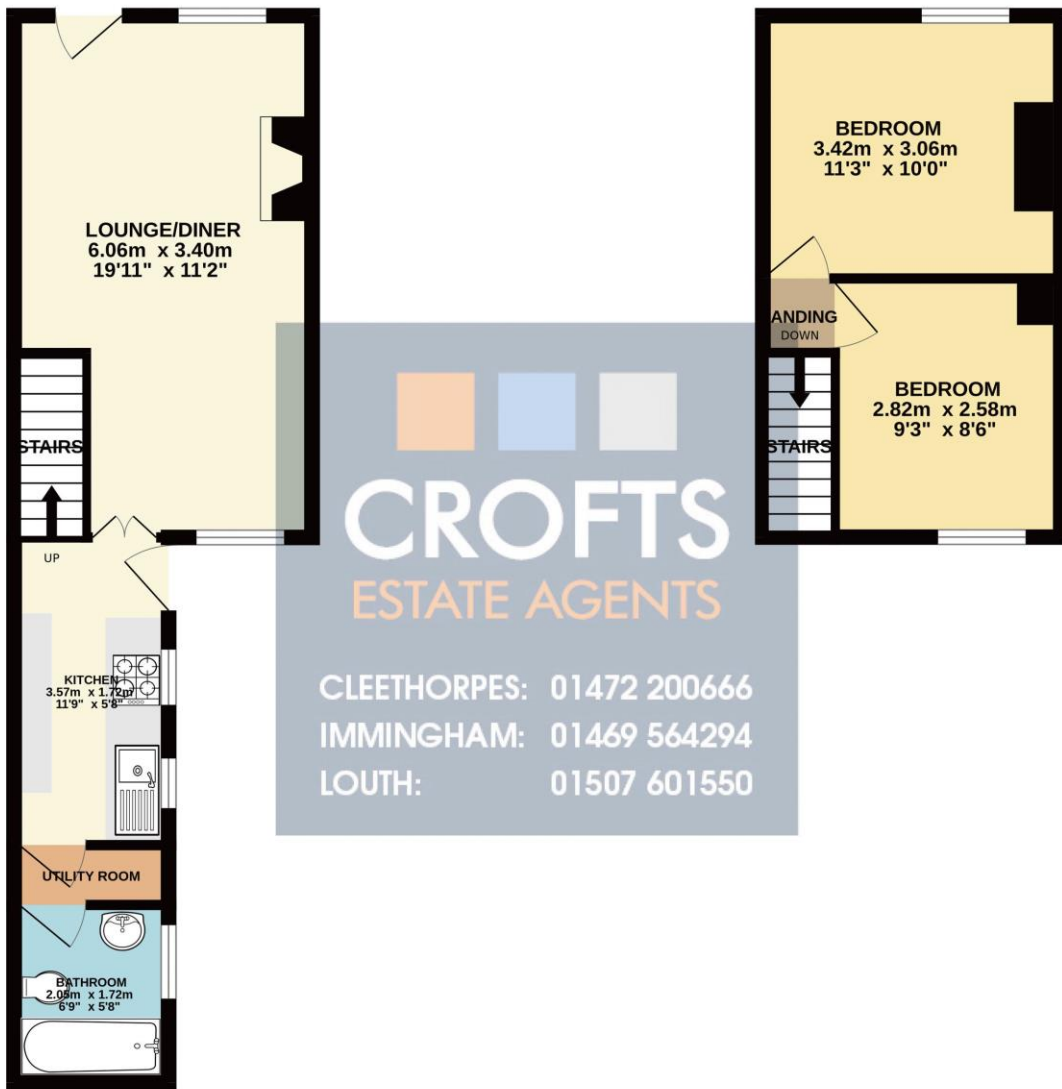
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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GROUND FLOOR
31.3 sq.m. (337 sq.ft.) approx.

1ST FLOOR
19.9 sq.m. (215 sq.ft.) approx.



TOTAL FLOOR AREA : 51.3 sq.m. (552 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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