TES PROPERTY

5 Broadley Crescent, Louth, LN11 8AJ

Offers In The Region Of £169,950

NO ONWARD CHAIN

TES Property bring to the market this mid terrace house located in the market town of Louth and conveniently located just a short drive to shops and amenities and a few minutes walk to the local infant and junior schools. Internally featuring a kitchen, dining room and living room. To the first floor there are four bedrooms and a modern shower room. Benefitting from a fully enclosed rear garden with outbuildings including an outside W.C and off road parking to the front.

With ample space for personalization to put your own stamp on it. Viewing is a must to appreciate what is to offer.

Hallway

Welcoming entrance hall with staircase to the first floor landing with a useful under stair storage cupboard which houses the electric metre, there is an additional storage cupboard which houses the gas metre. Doors lead into the kitchen and living room and there is a radiator.

Living Room 15'11" x 12'5" (4.87m x 3.80m)

Sizeable room with feature gas fireplace with bricked surround. uPVC double glazed window to the front, dado rail, coving to the ceiling, radiator and telephone point.

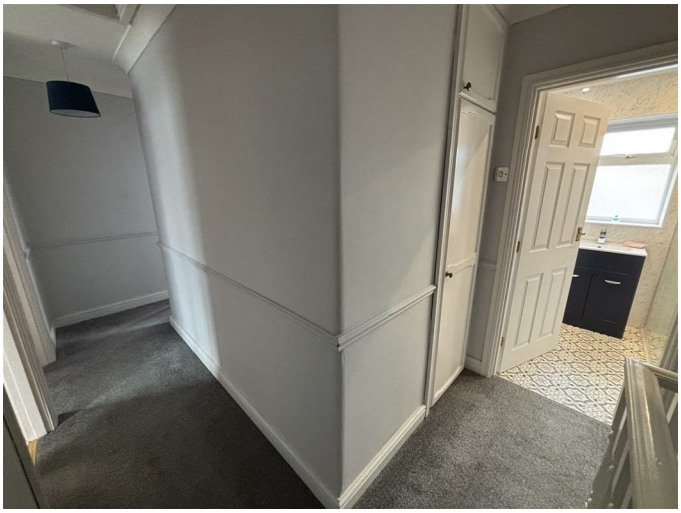
Kitchen 10'10" x 10'1" (3.31m x 3.08m)

Fitted with a range of wall, base and drawer units with worktop over, there is space and plumbing for a washing machine and tumble dryer, larder fridge and oven with extractor over. Tiled splashbacks, laminate flooring, uPVC double glazed window and door to the rear and internal door leading into the dining room.

Dining Room 10'11" (max) x 11'11" (3.33m (max) x 3.64m)

With continuation of laminate flooring, dado rail and coving to the ceiling, gas fireplace with back boiler, uPVC double glazed window to the rear and a radiator.

Landing



With doors into all first floor bedrooms and bathroom. Loft access and built in airing cupboard which houses the hot water cylinder.

Bedroom 1 13'2" x 9'11" (4.036m x 3.039m)

With coving to the ceiling, a radiator and two uPVC double glazed windows to the front.

Bedroom 2 11'0" x 10'0" (max) (3.362m x 3.053m (max))

With laminate flooring, built in storage cupboard, uPVC double glazed window to the front, coving to the ceiling and a radiator.

Bedroom 3 13'5" x 7'8" (4.112m x 2.357m)

With uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Bedroom 4 8'6" (max) x 10'2" (max) (2.601m (max) x 3.124m (max))

With built in storage cupboard, uPVC double glazed window to the rear, coving to the ceiling and a radiator.

Shower Room 5'5" x 7'6" (1.664m x 2.298m)

Fitted with a modern white three piece suite consisting of a walk in shower with glass shower screen, W.C and wash hand basin in vanity with storage cupboards below. There is a uPVC double glazed privacy glass window to the rear, heated towel rail, splashbacks, spotlights and coving to the ceiling, extractor and vinyl flooring.

Outbuilding

The outbuilding is split into three rooms, one W.C and all with power and lighting and measuring:
1: 0.864m x 1.655m
2: 1.140m x 1.655m
3: 2.294m x 1.655m

Outside

The property is fronted with a driveway which provides off road parking and is fronted with a dwarf brick wall and and area laid to lawn to the side. A shared passageway to the side leads down to the rear garden via a secure gateway.

The rear garden is fully enclosed with fencing and is mainly laid to lawn with two patio areas, an outside tap and lighting.

Services

Mains water, gas, drainage and electricity are understood to be connected. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Council Tax Band

East Lindsey Council Tax Band A

Brochure Prepared

November 2024.

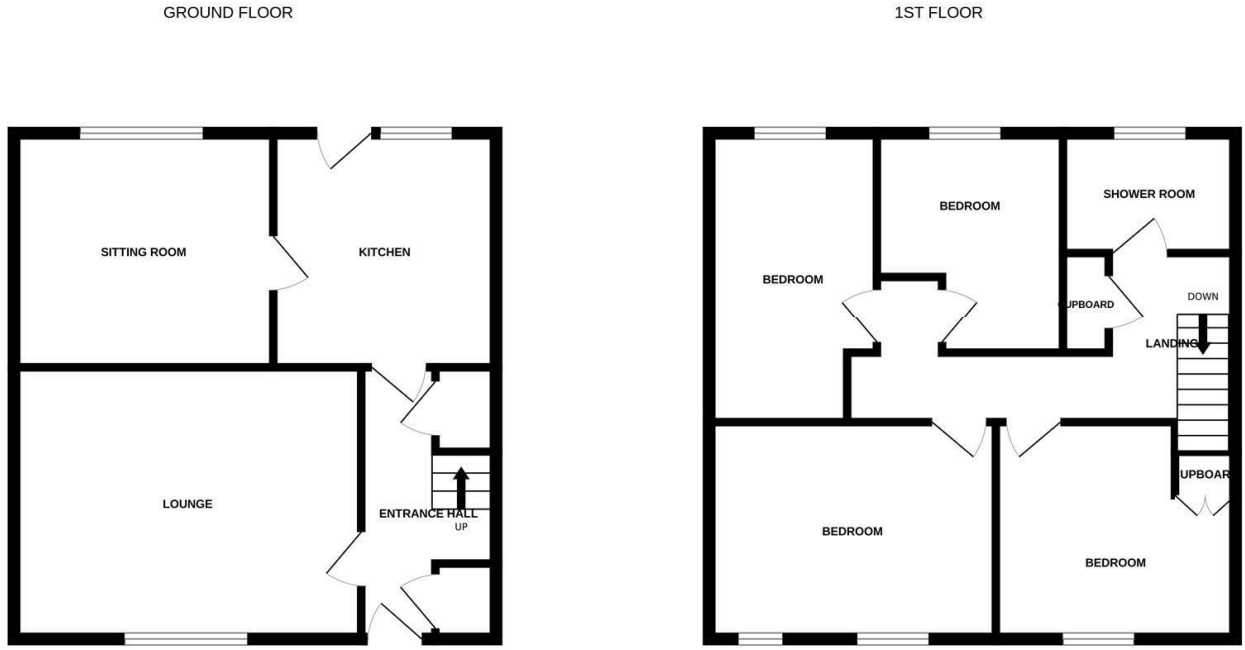
Viewings

By prior appointment through TES Property office in Louth 01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 1:00pm

Floor Plan



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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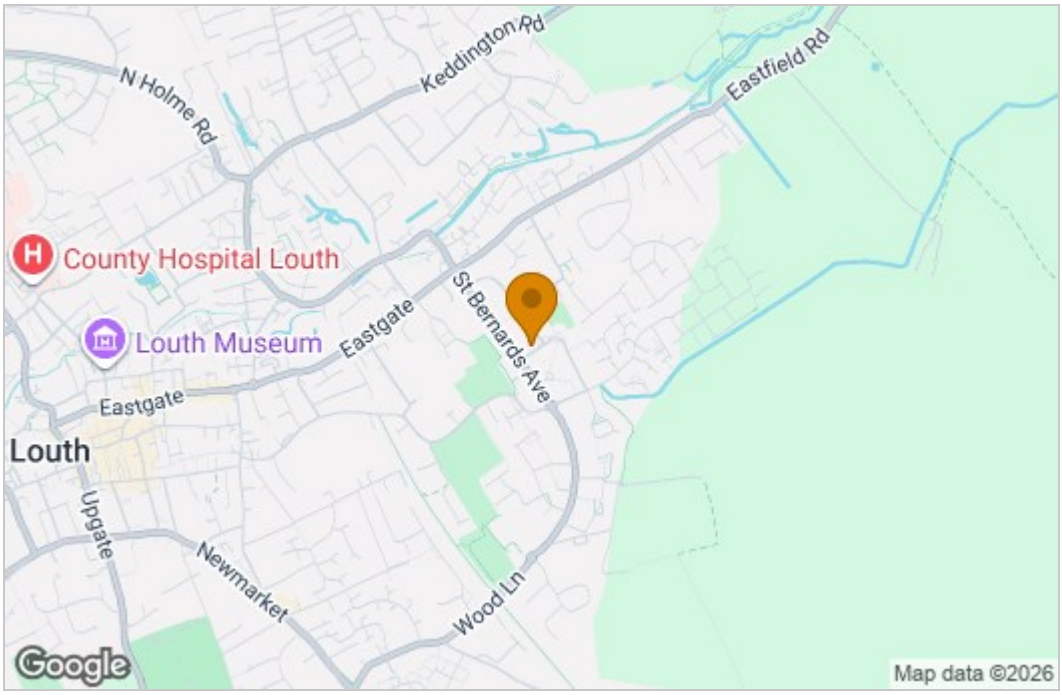
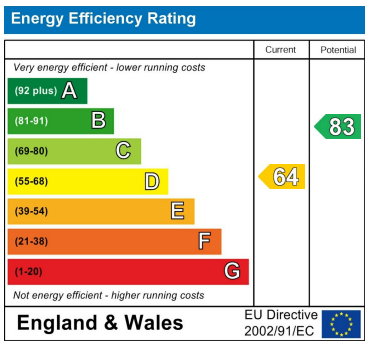
Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.

6-8 Cornmarket, Louth, Lincolnshire, LN11 9PY
Tel: 01507 601633 Email: survey@tes-property.co.uk www.tes-property.co.uk