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



28 Lacey Gardens
Louth
LN11 8DG

£190,000

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Property Description

Situated in the popular market town of Louth, this beautifully presented three-bedroom semi-detached home on Lacey Gardens offers modern, spacious accommodation throughout and is perfectly suited to first-time buyers and young families looking for a property they can move straight into. The ground floor comprises a welcoming entrance hall leading to a bright and comfortable lounge, providing the ideal space to relax with family and friends. A separate dining room offers plenty of room for entertaining or everyday family meals, while the stylish, contemporary kitchen is well-equipped with a range of modern units and ample worktop space. Completing the ground floor is a convenient WC. To the first floor are three well-proportioned bedrooms, all presented to a high standard, along with a modern family bathroom fitted with a quality suite. Externally, the property continues to impress with off-road parking to the front, making day-to-day living both practical and convenient. The front garden creates an attractive first impression, while the enclosed rear garden provides a safe and private outdoor space for children to play, summer entertaining, or simply unwinding after a busy day. Finished in a modern style throughout, this fantastic home requires little more than moving your furniture in and enjoying everything it has to offer.

Conveniently located close to local schools, amenities and transport links, this is an excellent opportunity to purchase a superb family home in one of Louth's desirable residential locations. Early viewing is highly recommended to fully appreciate the accommodation on offer.

Entrance Hall

Entering the property reveals access to rooms, the stairs and a carpeted floor.

Living Room

With dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

The dining room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer and plumbing for both a washing machine and dish

washer. There is also an electric double oven and hob with an extractor over.

WC

With an opaque window to the rear elevation, laminate flooring and a WC.

First Floor Landing

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

Bedroom

One

Bedroom one has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom has an opaque window to the rear elevation, tile effect wall panels and a heated towel rail. There is also a white suite with a WC, vanity basin and a bath with a shower and folding shower screen over.

Outside

To the front there is a lawn which is surrounded by established shrubs. There is also a driveway providing off road parking for multiple vehicles. The rear garden has a further lawn and a feature patio area ideal for alfresco dining, all enclosed by perimeter fencing and hedges.



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.

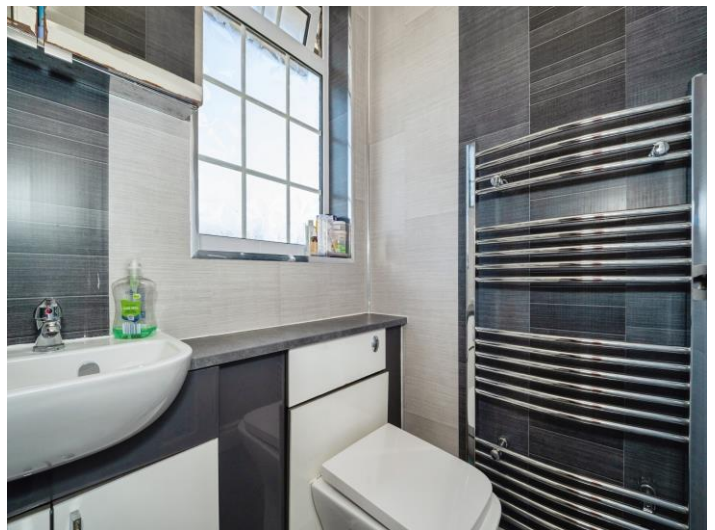
Broadband and Telecom Communications

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 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

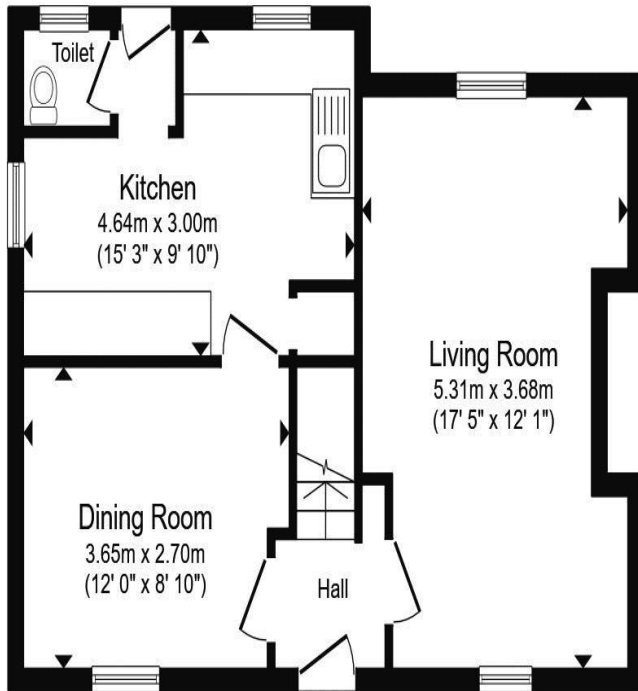
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



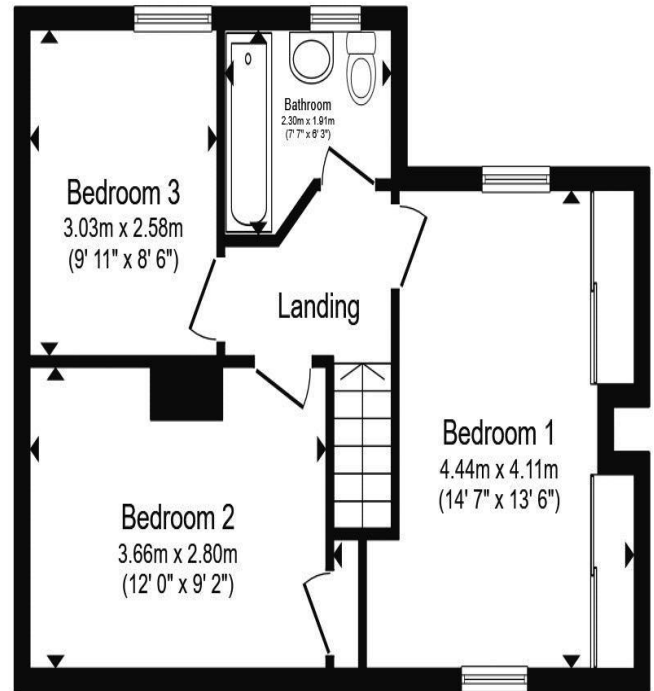
OPEN 7 DAYS A WEEK

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

Total floor area 89.9 m² (968 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

