



# CROFTS ESTATE AGENTS

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## Spring Terrace, Spout Yard

Louth  
LN11 0LP

£165,000

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### Property Introduction

Crofts estate agents are delighted to be able to bring to the market this two double bedroom end terrace cottage which is set in this central yet secluded location within the heart of Louth. The property offers courtyard garden and a useful outbuilding/garden room perfect for those working from home and creates an excellent potential investment and/or first time buyer opportunity. Offering the benefits of gas central heating and a mixture of uPVC double and timber sealed unit double glazing, this lovely home briefly comprises: Rear entrance porch, utility/shower room, dining kitchen and living room to the ground floor, and then to the first floor there are two double bedrooms along with an ensuite bathroom. A pull down ladder from the second bedroom takes you up to a converted loft room. Courtyard Garden along with a useful outbuilding currently used as a home office. An ideal purchase for a variety of buyers makes this property definitely one you need to add to your list of properties too view.

### Lounge

11' 11" x 11' 11" (3.624m x 3.620m)

Pleasantly presented and having sealed unit double glazed window to the front elevation. Georgian styled entry door to the front. Coving to the ceiling. Electric fire and surround. Central heating radiator.

### Kitchen Diner

11' 0" x 11' 10" (3.350m x 3.615m)

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a dishwasher. Tiled splashback. Central heating radiator. Staircase to the first floor with space below to accommodate a dining table and chairs.

### Lobby

uPVC double glazed entry door to the side elevation. Tiled flooring. Central heating radiator.

### Utility/Shower Room

8' 6" x 5' 9" (2.600m x 1.749m)

uPVC double glazed window to the side elevation. Plumbing for a washing machine. Fitted with a close w.c, corner wash basin and a shower cubicle. Cupboard housing the gas boiler. Tiled splashback and flooring. Central heating radiator.

### First Floor Landing

Access to the two double bedrooms.

### Bedroom One

11' 0" x 9' 4" (3.365m x 2.842m)

uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard. Door to the ensuite bathroom.

### Ensuite Bathroom

12' 3" x 5' 10" (3.745m x 1.782m)

uPVC double glazed window to the side elevation and fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with screen and shower over. Splashback tiling. Storage cupboard. Central heating radiator.

### Bedroom Two

11' 11" x 10' 7" to cupboards (3.620m x 3.237m)

Sealed unit double glazed window to the front elevation. Central heating radiator. Two built in cupboards. Loft access.

### Loft Room

10' 3" x 10' 3" (3.112m x 3.120m)

Accessed via a pull down ladder the loft room has been converted into a useable space and has a central heating radiator. Storage units to the eaves.

### Outside

Small low maintenance courtyard garden with gated access from the front. Useful garden room.

### Garden Room

5' 7" x 11' 10" (1.701m x 3.616m)

This is an ideal space for those wanting to work from home or wanting a hobby room. Internal light and power.

### 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](http://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](http://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.

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



