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



**Buckingham Road
Louth
LN11 0YU**

£188,000

A delightful modern and well presented two bedroom semi detached bungalow located within this quiet cul de sac location, within easy reach of the well serviced, historic Georgian market town of Louth. The property benefits from gas fired central heating, UPVC double glazing throughout and briefly comprises of a recently refitted kitchen diner, hall, spacious lounge, modern bathroom/wet room, two good sized bedrooms, large conservatory, garage and ample off road parking. Low maintenance gardens. An internal inspection is advised to appreciate this well presented property in a quiet location.

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Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week. Louth is especially admired for the many independent shops and traders together with a wide choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment.

The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls, football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Kitchen/Diner

13' 1" x 8' 10" (4m x 2.7m)

A good sized kitchen/diner having a range of recently installed wall and base units with complementary worksurfaces incorporating a single drainer sink unit, single oven, hob and chimney extractor fan over. London brick style white tiling to splashback areas. Wall mounted boiler (installed in 2020). Place for washer. UPVC double glazed window to the front elevation and side entrance door.

Inner Hall

With loft access with loft ladder. The loft itself has been boarded out for use as a storage area.

Lounge

16' 5" x 10' 2" (5m x 3.1m)

Spacious lounge having a UPVC double glazed window to front elevation, radiator, coved ceiling and gas fire point.

Conservatory

16' 1" x 9' 10" (4.9m x 3.m)

Located off bedroom 2, this large UPVC and half-brick built conservatory has double doors to rear elevation, single door to side elevation, vinyl oak effect flooring and a double radiator.

Bedroom 1

13' 1" x 8' 2" (4m x 2.5m)

A double with UPVC double glazed window to rear elevation and radiator.

Bedroom

9' 2" x 8' 6" (2.8m x 2.6m)

A good sized second bedroom having a radiator and patio doors to the conservatory.

2

Bathroom

6' 11" x 5' 11" (2.1m x 1.8m)

Reconfigured into a wet room having a wall mounted shower with safety non slip flooring, pedestal wash basin and low flush WC. Tiled walls with extractor fan. Complimentary bathroom accessories and useful shelving for storage. Radiator.

Outside

The gardens have been designed to be low maintenance. The front is blocked paved with mature plants and shrubs to the borders with a side driveway giving access to the garage with up and over door.

The rear garden enjoys a sunny position and is gravelled with planted borders comprising of mature trees and shrubs.

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.

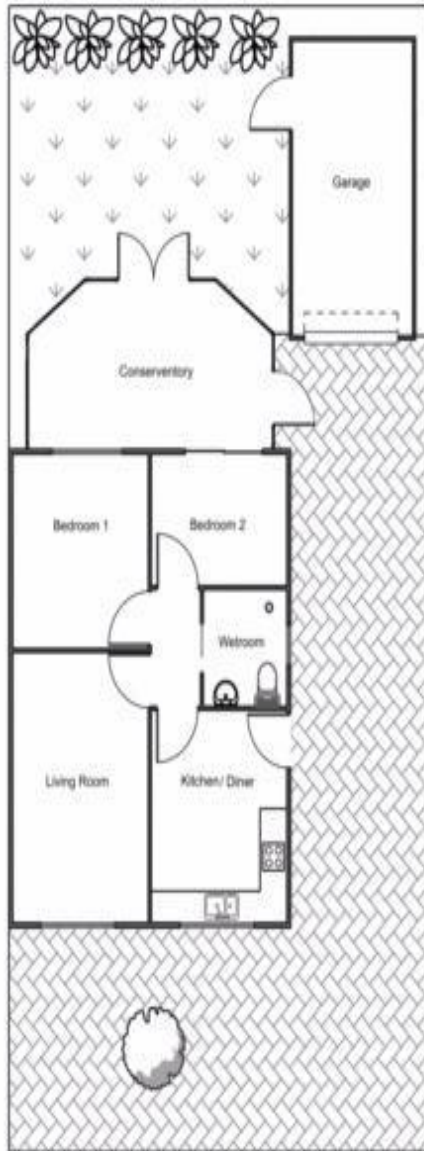
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





11 Buckingham Road

L O U T H



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only.

