



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Tudor Drive
Louth
LN11 9EE

Offers in the Region Of
£350,000

With stunning views to the rear, this executive FOUR BEDROOMED detached house has to be viewed to be appreciated. Spacious interiors, which are bright and airy make this an ideal home for a family to create their forever home. Located at the end of this popular development off Newmarket, with neighbourhood shopping including doctors and pharmacy close by. The well serviced and historic market town centre with its well regarded schools, including King Edward Grammar School are within walking distance. Gas central heating, uPVC double glazed and with the added benefit of fitted solar panels. Entrance porch, welcoming entrance hall with cloakroom/wc off, large lounge running the whole depth of the property, spacious dining room, a large fitted dining kitchen, side entrance porch with access to garage and space to create a utility. Landing, four good sized bedrooms, the master having en-suite and a large family bathroom. To the front is a lawn area, ample parking and garage. Extensive lawned rear garden with patio terrace enjoying views over horse paddocks and towards the Wolds. A rare opportunity and an early viewing is recommended. No chain.

LOUTH BRANCH

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Entrance Porch

A canopied entrance porch with uPVC double glazed entrance door to:-

Entrance Hall

A welcoming entrance, having staircase to the first floor, useful under stairs storage, coving to ceiling and radiator.

Cloakroom

With wash hand basin and low flush wc. Extractor fan.

Lounge

22' 9" x 11' 6" (6.94m x 3.50m)

A spacious room, running the full depth of property, with French door and glazed side panels overlooking the rear and a large picture window to the front. Brick fire surround housing a coal effect gas fire, two radiators and coving to ceiling.

Dining Room

15' 2" x 13' 2" (4.62m x 4.02m)

Again another spacious reception room with picture window to the front and further window to the side. Radiator and coving to ceiling.

Dining Kitchen

15' 2" x 13' 9" (4.62m x 4.18m)

A large kitchen with ample space for a dining table, having a picture window to the rear elevation overlooking the garden and beyond. Comprehensively fitted with a range of oak finish wall and base units with contrasting worksurfaces incorporating a one and half drainer sink, oven/grill, hob with extractor fan over and

dishwasher. Space for fridge and plumbing for a washing machine. Splash back tiling. Door to side porch.

Side Porch

The side porch leads to the garage, which could be remodelled to form a utility room.

First Floor Landing

Having a window to the rear elevation, radiator and loft access.

Master Bedroom

13' 3" x 9' 0" (4.05m x 2.74m)

The master has fantastic views of the rear garden, horse paddock and towards the Wolds. Built in wardrobes. Radiator. Door to:-

En-suite

With window to the side, shower and wash basin. This en-suite backs onto the large family bathroom and could be re arranged to create a larger en-suite.

Bedroom 2

11' 9" x 11' 7" (3.59m x 3.54m)

A double having window to the front elevation, built in wardrobe and radiator.

Bedroom 3

10' 8" x 9' 11" (3.26m x 3.03m)

Arranged as a twin bedded room, with window to the rear elevation and radiator.

Bedroom 4

10' 5" x 9' 10" (3.17m x 2.99m)

To the front, with window and radiator.

Family Bathroom

A large bathroom having window to the front elevation, three piece suite comprising a panelled bath with shower attac, pedestal wash basin and low flush wc. Radiator. Airing cupboard.

Outside

The front garden is lawned with ample parking and a single garage. The garage has sufficient room to create a utility area, which can be accessed from the side porch. The rear garden is extensively laid to lawn with a large patio terrace, timber shed and outside water tap. The rear gardens have delightful views over the adjacent horse paddocks and views towards the Wolds beyond.

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. Solar panels are fitted to the roof, which provide income.

Viewings

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

Council Tax Information

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

GROUND FLOOR
93.1 sq.m. (1002 sq.ft.) approx.

1ST FLOOR
67.4 sq.m. (725 sq.ft.) approx.



TOTAL FLOOR AREA : 160.5 sq.m. (1728 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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