



CROFTS ESTATE AGENTS

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



Ashley Road

**Louth
LN11 9DB**

£225,000

Crofts estate agents are delighted to offer for sale this lovely family home located within close proximity to Louth town centre. Ideal for a family due to the flexible accommodation on offer this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, bathroom, four bedrooms and a WC. Externally there is a lovely rear garden and interested parties are advised to call to register their interest as this won't be around for long. Ashley Road is located just off St. Michaels Road (Near Newmarket) in the historic market town of Louth, a desirable location that sits on the edge of the Lincolnshire Wolds, an area of outstanding natural beauty. The town centre, with its vibrant array of boutique shops and restaurants in only a short 200m walk away and there is a large Morrisons supermarket that is also only a 5 minute stroll from the property. Schooling is extremely well-catered for with Kidgate Primary academy, St.Michael's C of E Primary school and King Edward VI Grammer School all within short walking distances.

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For Leisure, there is the Meridian Leisure Centre that is only a short 5 minute drive away, making it ideal for a plethora of families needs. Deceptively spacious with over 1000 sq.ft on internal accommodation buyers will be pleased with the incredibly well-kept accommodation. Tastefully decorated throughout and having the benefit of a well-equipped modern kitchen that comes with an array of base and eye level units. 2 x ground floor reception rooms provide ample space for a family and there is a modern family bathroom that is finished with a white suite and had complimentary tiling to the walls.. To the first floor is a landing area that serves the 4 good sized bedrooms and the addition of a further W.C is a much welcomed addition. Externally the property has a large, private rear garden that enjoys a sunny west-facing aspect. There is also a large patio area that is ideal for entertaining and family BBQ's

Entrance Hall

Lounge
14' 4" x 11' 10" (4.37m x 3.6m)

Dining Room
17' 3" x 12' 8" (5.26m x 3.86m)

Kitchen
13' 9" x 7' 7" (4.2m x 2.3m)

Bathroom
7' 7" x 5' 10" (2.3m x 1.78m)

First Floor Landing

Bedroom One
11' 10" x 9' 9" (3.6m x 2.97m)

Bedroom Two
11' 10" x 8' 11" (3.6m x 2.72m)

Bedroom Three
9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Four

9' 7" x 5' 9" (2.92m x 1.75m)

WC**Rear Garden****Tenure**

Believed to be , 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, 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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

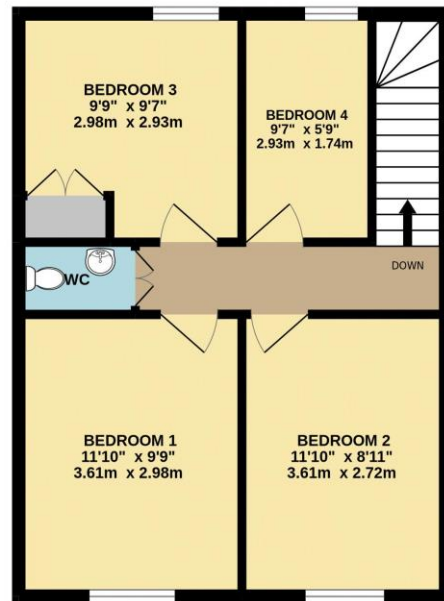
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

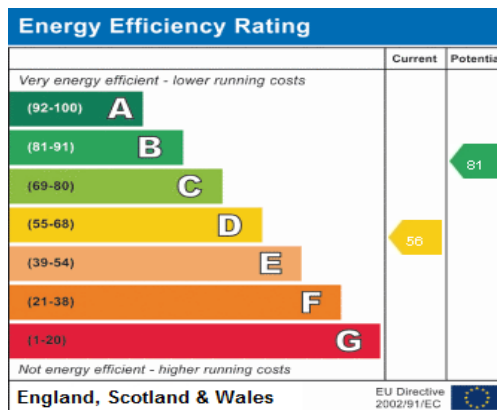


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) 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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