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



Orchard Close
Louth
LN11 0BS

Offers in the Region Of
£257,500

Positioned in this quiet cul-de-sac within walking distance of the historic and bustling town centre and well regarded schools, including King Edward Grammar School. This extended four bedroomed semi-detached house is well presented and has a private good sized garden to the rear. Internally it offers versatile accommodation comprising a entrance hall, spacious lounge, great sized dining room with patio doors to the rear garden, fitted kitchen, ground floor bedroom or study and a family bathroom: The first floor landing gives access to a huge master bedroom with en-suite and two further good sized bedrooms. Gas centrally heated and uPVC double glazing. Lawned front garden with side driveway and access to the garage. Good sized private rear garden. Offered with no forward chain with an internal viewing highly advised.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

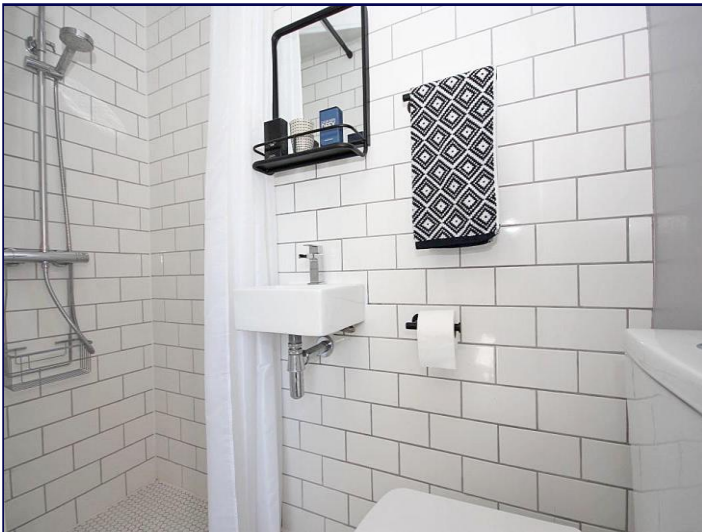
Email: Louth :

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Location

The property is within walking distance of the historic and popular market town centre with three busy markets each week, national retailers and individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants. Louth has a sports and swimming complex nearby the property, as well many local clubs, athletics and football grounds, tennis academy and courts, golf and bowls with attractive parks on the west side of town in Hubbards Hills and Westgate Fields. The town has a thriving theatre and a cinema.

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.

Entrance Hall

Entering the property reveals a radiator, carpeted floor and a good sized built in cupboard.

Lounge

17' 2" x 11' 9" (5.24m x 3.58m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining Room

19' 8" x 9' 6" (5.99m x 2.90m)

The dining room has sliding patio doors to the rear elevation, two radiators and a carpeted floor.

Kitchen

12' 0" x 10' 2" (3.66m x 3.09m)

The kitchen has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of modern fitted units to base and eye level with a one and a half sink and drainer and plumbing for a washing machine.

Bathroom

7' 8" x 6' 10" (2.34m x 2.08m)

The bathroom has an opaque window to the rear elevation, tiled walls, a heated towel rail and laminate flooring. There is also a white suite with a WC, basin and a bath with shower screen and mains operated shower.

Bedroom Four

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. This could also be a sitting room if required.

First Floor Landing

Stairs lead up to the first floor with a carpeted landing space.

Master bedroom

19' 8" x 11' 6" (5.99m x 3.51m)

The master bedroom has dual aspect windows to the front and rear elevation, two radiators, a carpeted floor and built in storage.

En-suite

6' 6" x 2' 11" (1.98m x 0.89m)

The en-suite has tiled walls and flooring, a WC, basin and a mains operated shower.

Bedroom Two

9' 7" x 10' 8" (2.92m x 3.25m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Three

9' 8" x 10' 8" (2.94m x 3.25m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Garage

With an up and over door, electrics and a personal door to the side.

Outside

With off road parking to the front and a well kept lawn and established shrubs. The rear garden is a lovely size with a further well kept lawn, established shrubs and a patio area ideal for alfresco dining.

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.

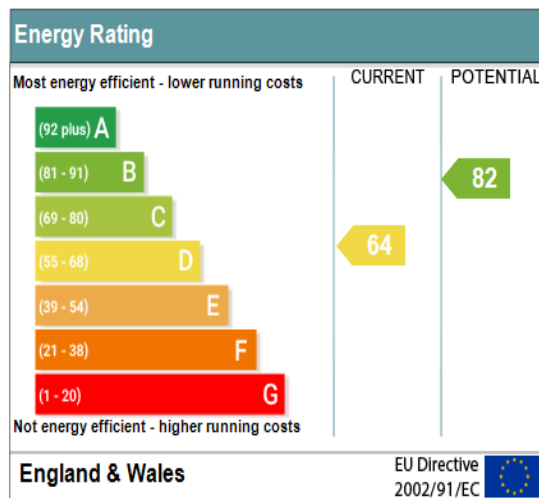
Viewings

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

Council Tax Information

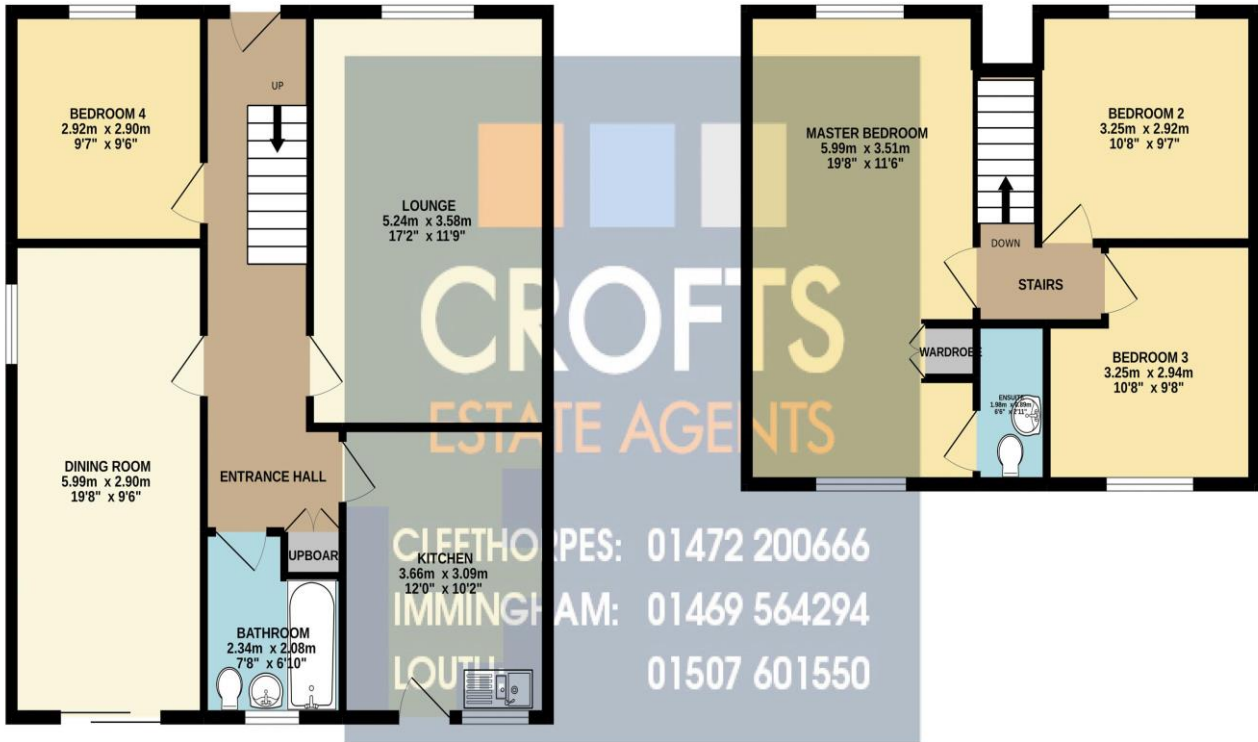
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.

1ST FLOOR
44.9 sq.m. (483 sq.ft.) approx.



TOTAL FLOOR AREA : 116.8 sq.m. (1257 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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