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



Coggle Close
Louth
LN11 8GL

Guide Price £210,000

Located on this newly completed development by Gleeson Homes, which is found off Eastfield Road/Park Avenue, which provides easy access to the bustling market town centre, well regarded schools and the Meridian leisure centre. This attractive detached house enjoys a great corner plot and comes with the remaining term of the builders warranty. Internally it offers an entrance hall with cloakroom/wc, living room, stunning dining kitchen with french doors leading to the patio terrace, spacious landing, family bathroom and three bedrooms, the master of which having an en-suite shower room. Lawned gardens to the front and side with driveway providing off street parking and detached garage. Enclosed good sized garden enjoys a sunny aspect. Gas centrally heated and uPVC double glazing.

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Location

Louth is a historic and popular market town with three busy markets each week, national retailers and individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants.

Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Louth has a sports and swimming complex, 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

Having panelled doors to all internal rooms. UPVC double glazed window, radiator and staircase to the first floor.

Cloakroom

Having a modern two piece suite with WC and wash basin with splash back tiling. UPVC double glazed window. Radiator.

Living Room

14' 7" x 11' 3" (4.44m x 3.43m)

A bright and airy living room having a uPVC window to both the front and side elevation. Large under stairs storage cupboard. Radiator. Contemporary fire surround housing an electric fire.

Dining Kitchen

14' 7" x 9' 7" (4.44m x 2.93m)

A stunning room with french doors leading out to the patio terrace and two UPVC double glazed window to the front and side elevations. A striking blue fitted with rose gold handles and complimentary work surfaces and splash back tiling, incorporating a single drainer sink with mixer tap, pull out extractor with hob and electric oven under. Plumbing for washing machine and space for fridge/freezer.

First Floor Landing

A spacious landing. Loft access point. Radiator.

Bedroom 1

14' 5" max x 8' 2" (4.40m max x 2.49m)

The master having a UPVC double glazed window to the front elevation, radiator and useful storage cupboard. Door to:

En suite

Having a shower cubicle, wash hand basin and low flush wc. Splash back tiling. Radiator. UPVC double glazed window.

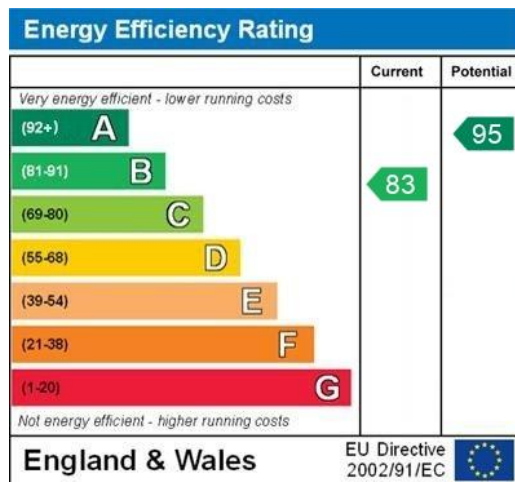
GROUND FLOOR
36.3 sq.m. (391 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA : 72.6 sq.m. (781 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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Bedroom 2

9' 9" x 8' 2" (2.97m x 2.49m)

Another double having UPVC double glazed window to the front elevation and radiator.

Bedroom 3

7' 3" x 6' 1" (2.21m x 1.86m)

A single bedroom, currently used as a study having UPVC double glazed window to the side elevation and radiator,

Family Bathroom

Having a modern three piece suite with panelled bath, wash basin and low flush wc. Splash back tiling. Chrome towel radiator. UPVC double glazed window to the side elevation.

Outside

The property ensure a good sized corner plot having gardens to two sides. The front and side gardens are lawned, with a good sized enclosed garden having patio area and low maintenance gravel/paved areas with a private BBQ area. The garden enjoys a sunny aspect. A side driveway provides off street parking and leads to the brick garage with up and over door, 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.

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

