



# CROFTS ESTATE AGENTS

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



**Albatross Way  
Louth  
LN11 0ZF**

**Offers in the Region Of  
£215,000**

Enjoying a fabulous position overlooking an open park, this modern three bedroomed end link house offers stylish interiors, the remaining term of the builders 10 year warranty and a pleasant cul de sac style position. The gas centrally heated and UPVC double glazed accommodation offers a welcoming entrance hall with cloaks cupboard and cloakroom, a spacious lounge/diner, fitted breakfast kitchen, landing, master bedroom with en-suite, two further bedrooms and family bathroom: Two parking spaces to the front and a lovely enclosed rear garden. Price includes all carpets, curtains, lighting fittings and kitchen appliances. A viewing is recommended.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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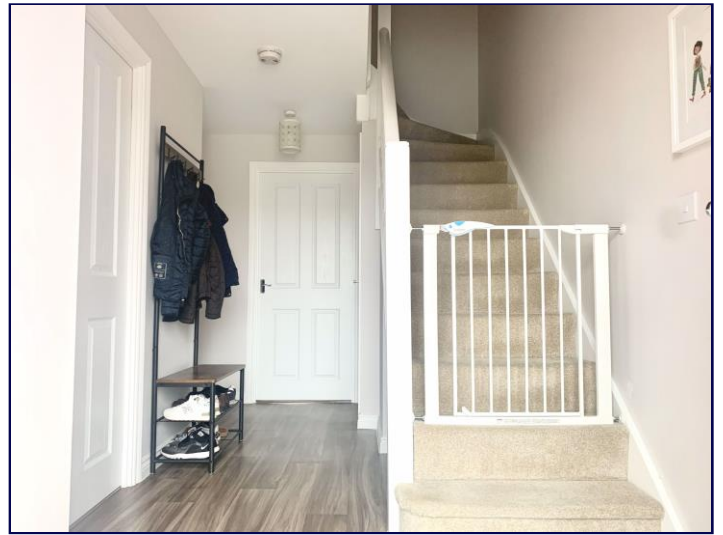
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### Location

Louth is a popular market town with three busy markets each week, many 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 bowling with attractive parks to include Hubbard's 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 surrounding the town has many fine country walks and bridleways.

### Entrance Hall

A welcoming and spacious entrance hall has a balustrade staircase to the first floor with useful under-stairs area, fitted cloaks/storage cupboard, radiator and panelled doors to all internal rooms. Wood effect vinyl flooring, which runs into the breakfast kitchen cloakroom.

### Cloakroom

Having a white low flush wc, matching wash basin and radiator.

### Lounge/Diner

15' 5" x 11' 6" (4.7m x 3.5m)

A spacious room running the full width of the property with UPVC double glazed French doors and side panels make this a light and airy room. Radiator.

### Breakfast Kitchen

11' 2" x 9' 10" (3.4m x 3.m) max

To the front of the property, having a dining table area and a fitted kitchen with a comprehensive range of stylish matt finished cream wall and base units with striking handles and contrasting work surfaces with upstands, incorporating a single drainer sink unit with mixer tap and Zanuzzi integrated appliances including an oven, hob with chimney extractor fan over, large fridge freezer, dishwasher and washer drier. UPVC double glazed window to the front elevation. Radiator.

### First Floor Landing

With loft access point.

### Bedroom 1

10' 6" x 11' 6" (3.2m x 3.5m)

A spacious master bedroom having UPVC double glazed window to the front elevation and radiator.

### En-suite

An en-suite shower room having a white suite comprising a shower enclosure with electric shower, low flush wc and pedestal wash hand basin. Splashback tiling. Radiator. UPVC double glazed window to the front elevation.

### Bedroom 2

10' 6" x 8' 2" (3.2m x 2.5m)

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

### Bedroom 3

11' 2" x 5' 11" (3.4m x 1.8m) max

A good sized single with UPVC double glazed window and radiator.

### Family Bathroom

A white suite comprising a panelled bath, pedestal wash basin and low flush wc. Splashback tiling to walls. Wall mounted mirrored vanity cabinet. Radiator.

### Outside

Two car parking spaces to the front with steps leading to the front entrance and small lawn area. The rear garden is enclosed, enjoying a sunny position, being mainly laid to lawn with patio area and timber garden shed.

### 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.

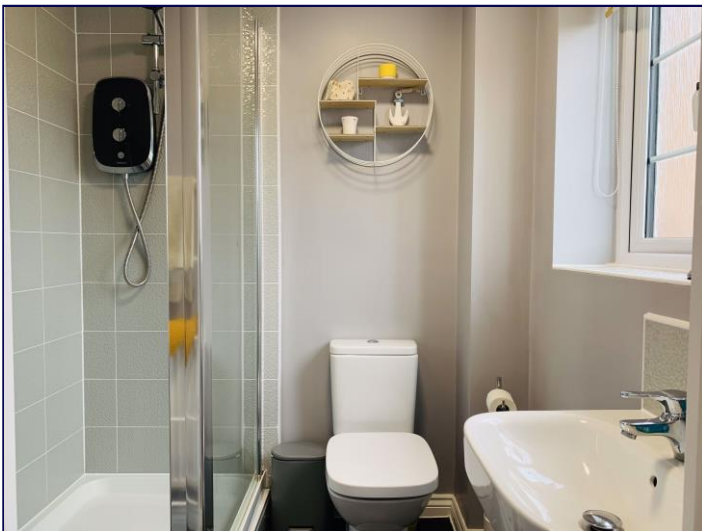
### Viewings

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

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR  
36.0 sq.m. (387 sq.ft.) approx.

1ST FLOOR  
36.0 sq.m. (387 sq.ft.) approx.



TOTAL FLOOR AREA - 72.0 sq.m. (775 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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