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



Kidgate
Louth
LN11 9BT

Offers in the Region Of
£148,500

This charming and well maintained two bedroomed town centre cottage enjoys a lovely good sized rear garden with open aspect to Springside park and is close to nearby parking. Conveniently located for both the historic and well serviced town, as well as excellent schools, this terraced cottage would make a great first time buy, downsizing home or investment property. The property is gas centrally heated and UPVC double glazed. The accommodation offers a lounge, a stunning newly fitted kitchen, study, ground floor bathroom and two double first floor bedrooms. Small front garden. A good sized landscaped rear garden having delightful aspect. Parking is close by, either resident permit for on street parking or parking at the adjacent Kidgate car park. Viewing is highly recommended.

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Location

Louth is a popular and historic market town, with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants, all of which are within a very short walk away from the property.

Louth has a sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in 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 around Louth has many fine country walks and bridleways.

Lounge

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

The lounge has a UPVC double glazed window and UPVC entrance door to the front. Laminate flooring. Gas fire set on a marble hearth with classical fire surround. Radiator. Coving to ceiling.

Study area/Inner Hall

5' 3" x 5' 3" (1.6m x 1.6m)

A useful study area which has laminate flooring, fitted leaded wall cabinet. Half glazed wooden door to the lounge, bathroom and kitchen.

Kitchen

14' 5" x 9' 2" (4.4m x 2.8m) max

The kitchen has been recently re-designed about two year ago, having a vaulted ceiling and UPVC double glazed window and half glazed door which gives an abundance of light and has a spacious feel. The fitted kitchen is both opulent and eye-catching, being well designed with under cabinet lighting and USB sockets.

Fitted with a comprehensive range of navy shaker wall and base units incorporating an oven, hob with extractor fan, recess for microwave and tall fridge freezer. Contrasting white marble style work surfaces with upstands, incorporating recessed ceramic sink with mixer tap. Feature tall radiator. Laminate flooring. Under stairs storage area. Fitted cloaks cupboard. Balustrade staircase leads to the first floor.

Bathroom

6' 11" x 4' 11" (2.1m x 1.5m)

Having a white suite comprising a panelled bath with chrome tap and shower attachment, pedestal wash basin with a mirror vanity cabinet over and low flush wc. Part tiled walls. Radiator. Laminate flooring.

First Floor Landing

A small landing giving access to both bedrooms.

Bedroom 1

14' 5" x 9' 10" (4.4m x 3m)

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

Bedroom 2

9' 2" x 7' 7" (2.8m x 2.3m)

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

Outside

The front garden is small and low maintenance. A side passage gives access to the rear garden. The rear garden enjoys both views towards St James Church spire and Springside park to the rear. The rear garden is enclosed and has been well designed with a stepped terrace leading down to a lawn area which has artificial grass for low maintenance, gravel areas and paved pathway leads to a patio terrace and timber garden shed.

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.

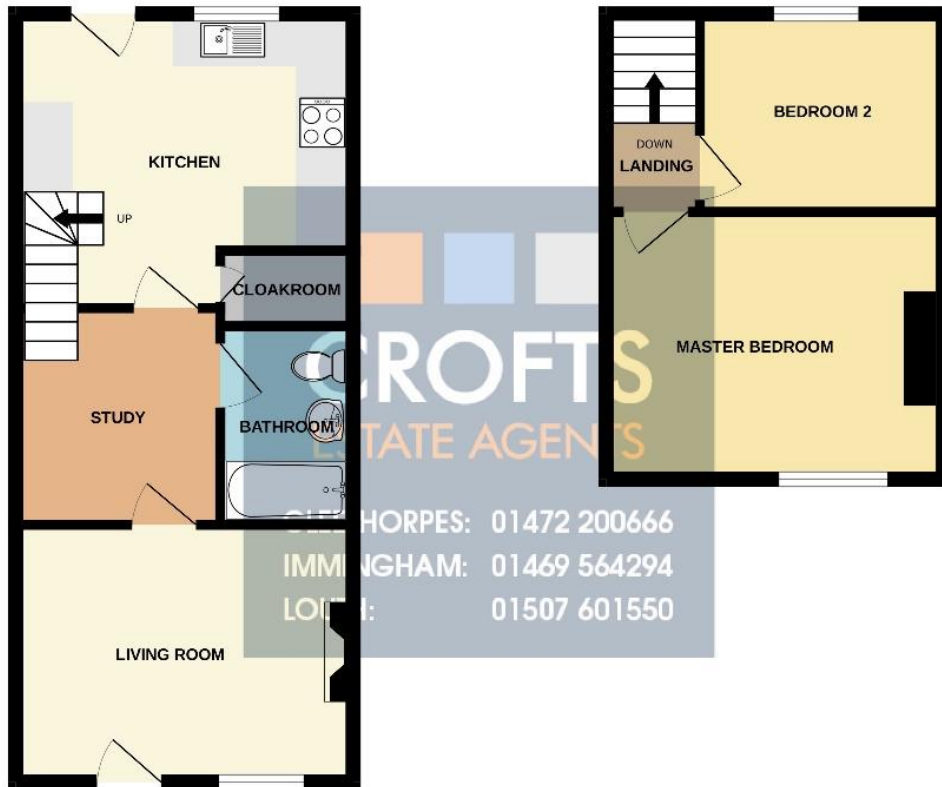
Council Tax Information

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.

1ST FLOOR
21.5 sq.m. (232 sq.ft.) approx.



HORPES: 01472 200666
 IMMINGHAM: 01469 564294
 LONDON: 01507 601550

TOTAL FLOOR AREA: 57.6 sq.m. (620 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-measurement. This plan is for illustrative purposes only and should be used as a guide 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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