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



Bishops Close Louth LN11 8BT

**Offers in the Region Of
£79,750**

SHARED OWNERSHIP - 50% SHARE. Standing on a generous plot with delightful countryside views to the rear, this modern and well appointed two bedroomed semi detached house benefits from off road parking, large rear garden and a quite cul de sac location. The UPVC double glazed and gas centrally heated accommodation offers an entrance porch, lounge, dining kitchen, landing, two double bedrooms and bathroom. Viewing is recommend to appreciate this fabulous home and garden.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Location

Nearby and within walking distance is neighbourhood shopping at Park Avenue and the popular Woolpack pub/restaurant by Louth Canal.

Louth is a historic and popular market town with three busy markets each week is also within walking distance and has 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, 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, including the Louth canal walk, which is a close by.

Entrance Hall

3' 11" x 3' 3" (1.2m x 1m)

With a front entrance door with porch canopy leads to the Hall, having staircase to the first floor, radiator and panelled doors to all internal rooms.

Lounge

14' 1" x 9' 6" (4.3m x 2.9m)

Having UPVC double glazed window to the front elevation, radiator, electric fire set on a tiled hearth with wooden surround and a large under-stairs storage cupboard.

Dining Kitchen

12' 10" x 8' 6" (3.9m x 2.6m)

Fitted with ample high gloss wall and base units in cream with contrasting worksurfaces, incorporating a stainless steel sink unit and drainer. Splashback tiling. Electric oven and hob. Plumbing for automatic washing machine. Radiator. Wall mounted Combi boiler. Half glazed UPVC rear entrance door. UPVC double glazed door window overlooking the rear garden.

First Floor Landing

6' 3" x 2' 11" (1.9m x 0.9m)

With loft access point.

Bedroom 1

12' 2" x 9' 6" (3.7m x 2.9m)

A good sized double with UPVC double glazed window to the front elevation, large walk in wardrobe and second recessed storage cupboard. Radiator.

Bedroom 2

10' 10" x 7' 3" (3.3m x 2.2m)

A double with UPVC double glazed window to the rear elevation with open views. Radiator

Bathroom

7' 7" x 5' 3" (2.3m x 1.6m)

With three piece suite, in white, comprising of a panelled bath with electric shower over, low flush wc and pedestal wash hand basin. Splashback tiling. Radiator. . UPVC double glazed window.

Outside

Driveway provide off street parking for 2-3 cars.

Small front planted garden and path to entrance door.

The attractive rear garden is large with a stunning outlook over open countryside. The garden wraps around the property which is private and is landscaped with a wide variety of shrubs and flowers, large gravel seating areas and pathways. Good sized patio area and timber garden shed. The garden is a real delight.

Shared Ownership

The Vendor is selling her 50% interest in the property, the remaining 50% is held by Platform Housing with a monthly charge we are advised of £177.02, which includes building insurance. It is possible to buy further shares from the Housing Association.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

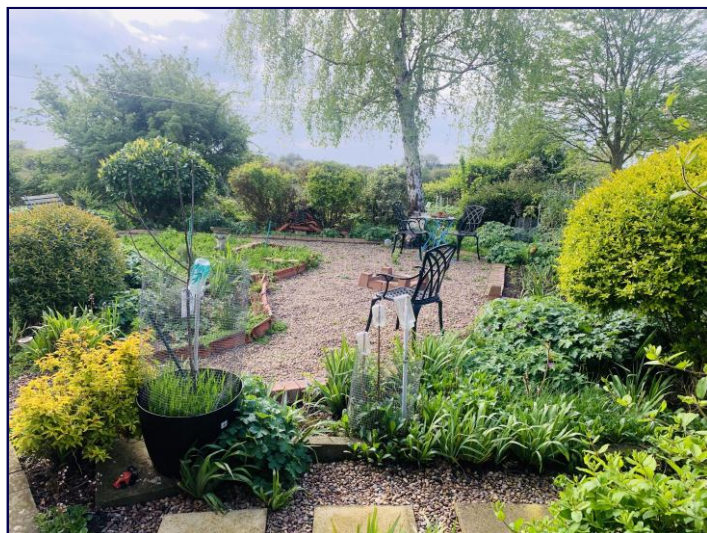
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

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

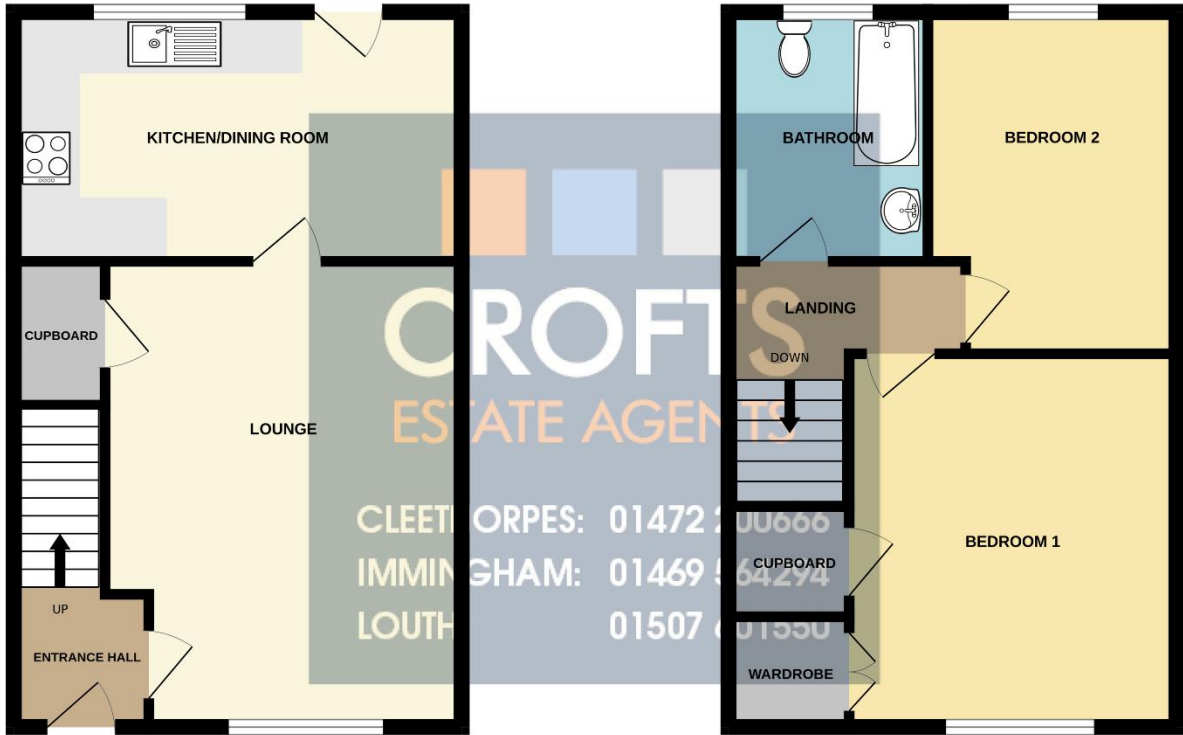




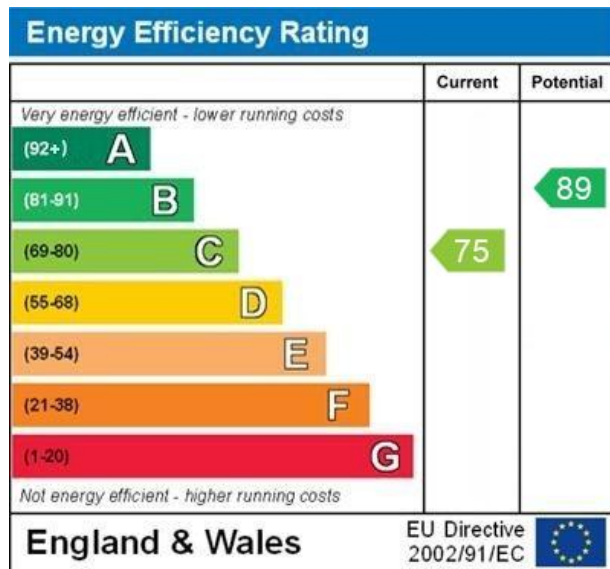
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GROUND FLOOR
40.4 sq.m. (435 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.8 sq.m. (870 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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