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



Walnut Close
Louth
LN11 7DN

Offers in the Region Of
£269,500

Enjoying a cul-de-sac location at the entrance to Tennyson Fields, with a large open grass area to the front. This handsome detached house of the Milford design is by award winning builders, Lovell Homes and comes complete with the remaining term of the 10 year builders warranty, spacious interiors, stunning kitchen and a good sized rear garden with a large entertainment patio terrace. UPVC double glazed and gas centrally heated it offers a welcoming entrance hall with return staircase, ground floor cloakroom, spacious lounge and a fabulous large kitchen with dining area off with a French doors to the terrace. To the first is the master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and family bathrooms. Lawned front garden with side driveway and ample parking. Enclosed good sized rear garden. Viewing is recommended.

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Email: Cleethorpes:

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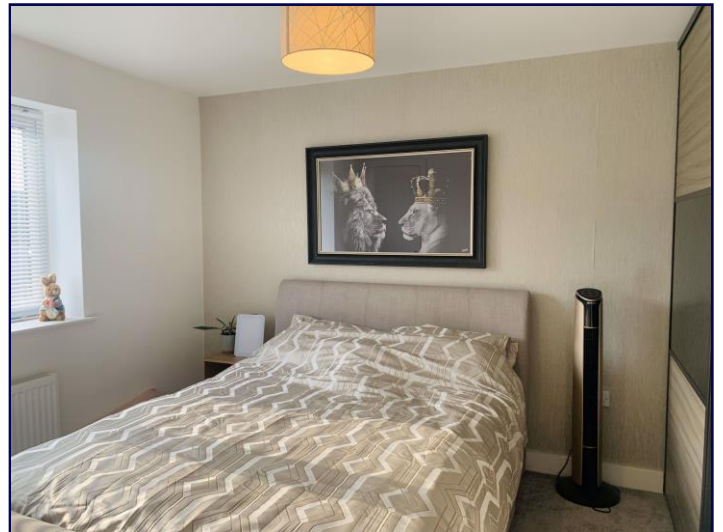
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Location

Tennyson Fields is located off Chestnut Drive/Eastfield Road, which provide easy access to 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 as 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

A part glazed front door gives access to the spacious and welcoming entrance hall with a large coats/storage cupboard, return staircase to first floor and radiator with deep shelf over. Light flooring runs throughout the ground floor, with the exception of the Lounge.

Cloakroom

Having a uPVC window to the front and a white suite with wc and wall mounted wash basin with mixer tap and splashback tiling. Radiator.

Lounge

10' 10" x 12' 2" plus bay (3.3m x 3.7m)

A spacious lounge with wide bay window with white fitted blinds and radiator.

Dining Kitchen

21' 0" x 10' 10" (6.4m x 3.30m)

Running the full width of the property. The room has two areas:

Dining Area

A spacious and bright dining area having French doors leading out to the large outside entertaining terrace. Radiator. Downlighters to ceiling.

Kitchen

A striking and modern fitted kitchen with a contemporary style having a comprehensive range of fitted wall and base units with contrasting tone work surfaces and upstands, incorporating a one and half bowl sink unit with mixer tap, integrated double oven, dishwasher, washing machine, fridge/freezer and hob with splashback and chimney extractor hood. Downlighters to ceiling. UPVC double glazed window to the rear elevation. Concealed boiler.

First Floor Landing

Bedroom 1

9' 6" x 9' 10" to wardrobes (2.9m x 3.00m)

The master bedroom having a fitted with sliding doors to one wall with hanging and shelves. UPVC double glazed window to the rear elevation with fitted blind. Radiator. Door to en-suite.

En-suite

Having a tiled, enclosed shower cubicle, wc, wall mounted wash basin with mixer tap with splash-back tile and useful vanity shelf above. uPVC double glazed window to the rear elevation. Radiator.

Bedroom 2

12' 10" x 10' 2" (3.9m x 3.1m)

A double having UPVC window to the front elevation with fitted blind and radiator.

Bedroom 3

6' 7" x 8' 6" (2m x 2.6m)

A double having UPVC window to the front elevation, with fitted blind. Storage cupboard and radiator.

Family Bathroom

A good sized bathroom having a white suite comprising a wall mounted basin with mixer tap and useful vanity shelf above, wc and panelled bath with mixer tap. Complimentary tiling to walls. Chrome towel radiator. UPVC double glazed window to the rear elevation. Fitted airing cupboard.

Outside

The gardens to the front are lawned with path and drive. A side drive away provides ample off street parking. The rear garden is enclosed, enjoying a sunny aspect and is a good size. A large tiled patio terrace provides a great entertaining space runs the full width of the property. Good sized lawn area.

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.

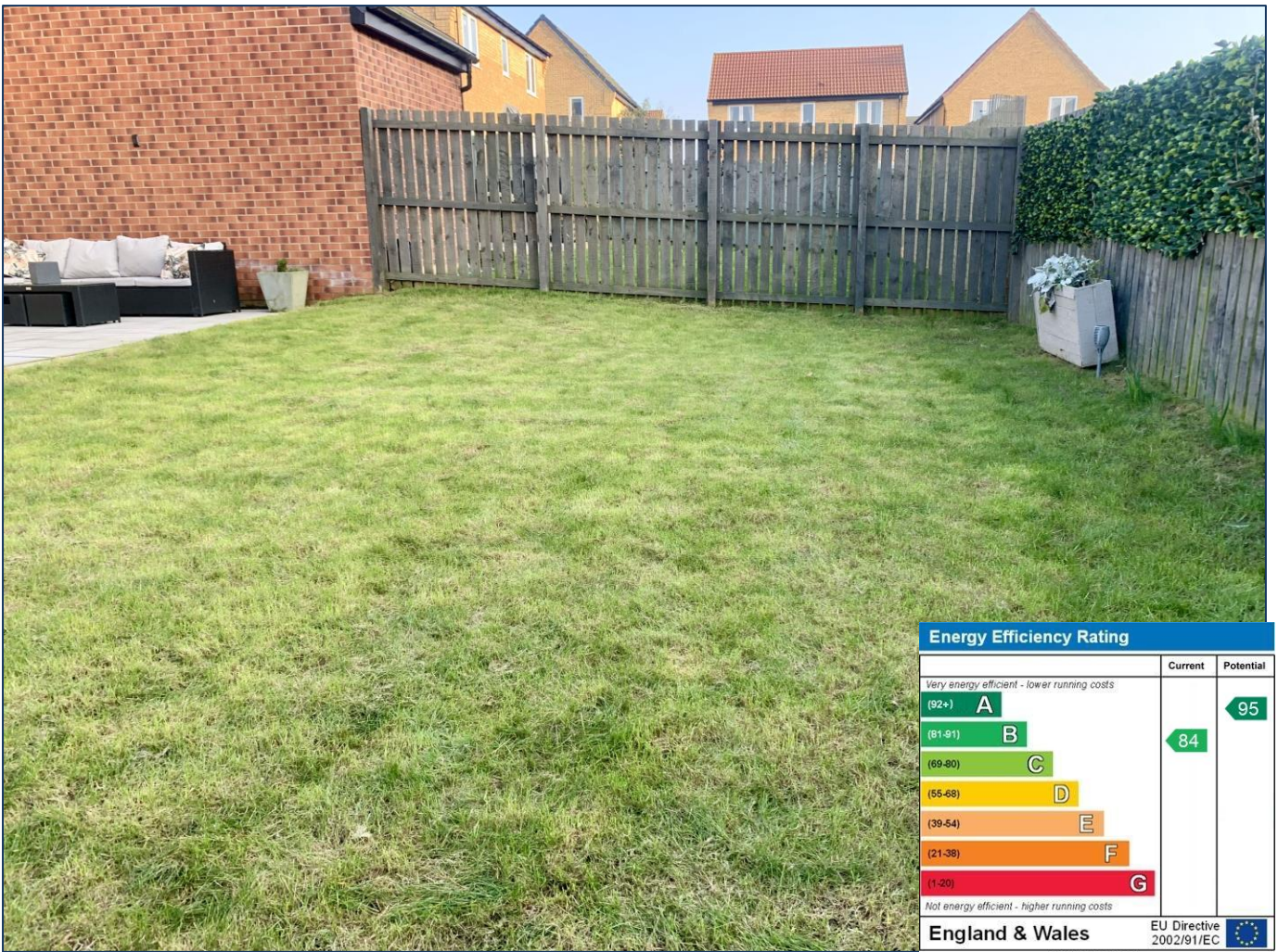
Viewings

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



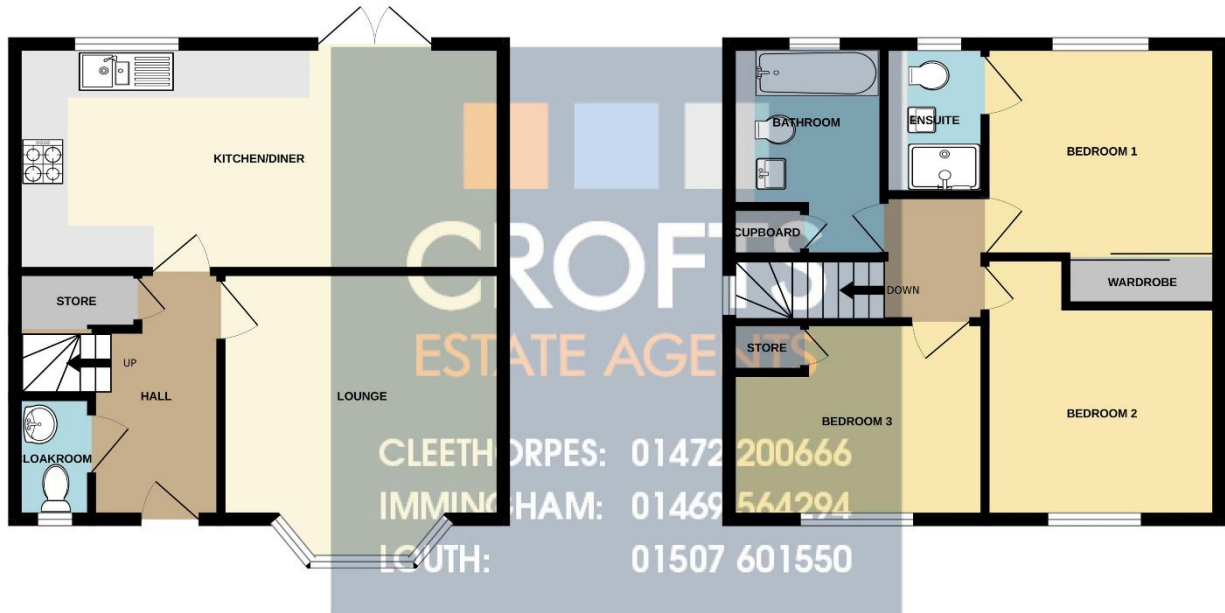


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
42.0 sq.m. (452 sq.ft.) approx.

1ST FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (894 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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