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



Southlands Avenue
Louth
LN11 8EW

Guide Price £169,950

Located on this cul-de-sac Avenue, just off Kenwick Road, in this much sought after area and within easy access to well regarded schools, including King Edward Grammar School and also the bustling market town centre with a full range of shopping and leisure facilities close by. This traditional bay window semi detached house is now requiring modernisation but benefits from gas central heating, uPVC double glazing throughout and retain much of its original character including the panelled doors. Internally it offers an entrance hall, bay window and spacious lounge, good sized dining kitchen, landing, two double bedrooms and bathroom. Low maintenance front garden with side driveway and garage. A good sized rear garden with able room for an extension or conservatory addition. Offered with no chain and priced to sell.

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Location

The property is found just off Kenwick Road, in a quite residential area. Nearby and within walking distance is small Spar supermarket and public house opposite.

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. Nearby is a sports and swimming complex, with 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, all within easy reach. The town has a thriving theatre and a cinema. Also Kenwick Park is located at the end of Kenwick Road which has a golf course, swimming pool and spa complex.

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 side entrance hall with uPVC double glazed door leading to the entrance hall having a staircase to the first floor, useful storage cupboard and radiator. Original doors to all rooms.

Lounge

16' 0" x 14' 0" (4.88m x 4.27m)

Having a large walk in uPVC bay window to front elevation. Picture rail to walls. A spacious main living room. Radiator.

Dining Kitchen

12' 10" x 10' 5" (3.91m x 3.17m)

A good sized dining kitchen with uPVC double glazed windows to the side and rear elevations. Rear entrance door. Radiator and wall mounted boiler. Fitted range of units with sink unit and space for oven and washing machine.

First Floor Landing

With loft access point.

Bedroom 1

14' 0" x 8' 8" (4.27m x 2.64m)

The master being a great size having fitted wardrobes, radiator and twin uPVC double glazed windows to the front elevation.

Bedroom 2

14' 0" x 8' 8" (4.27m x 2.64m)

Another double with wardrobe recess, uPVC double glazed window and radiator.

Bathroom

Having a uPVC double glazed window to the side elevation. A three piece suite having panelled bath with tap/shower attachment, wash basin and wc. Tiling to splash back areas. Radiator.

Outside

The front garden is gravelled with a side driveway providing off street parking and leads to the detached garage with up and over door. A good sized rear garden being mainly laid to lawn with timber 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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

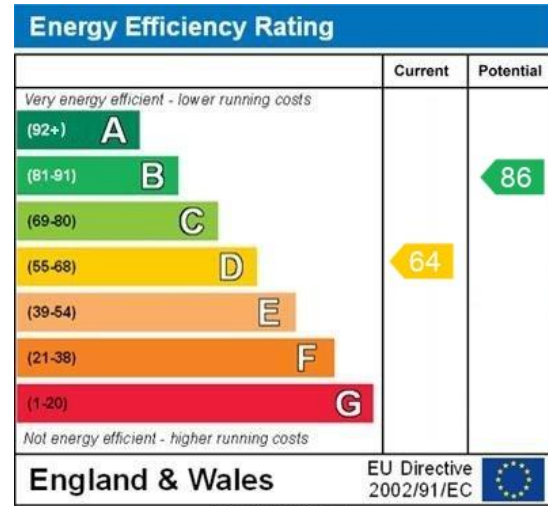
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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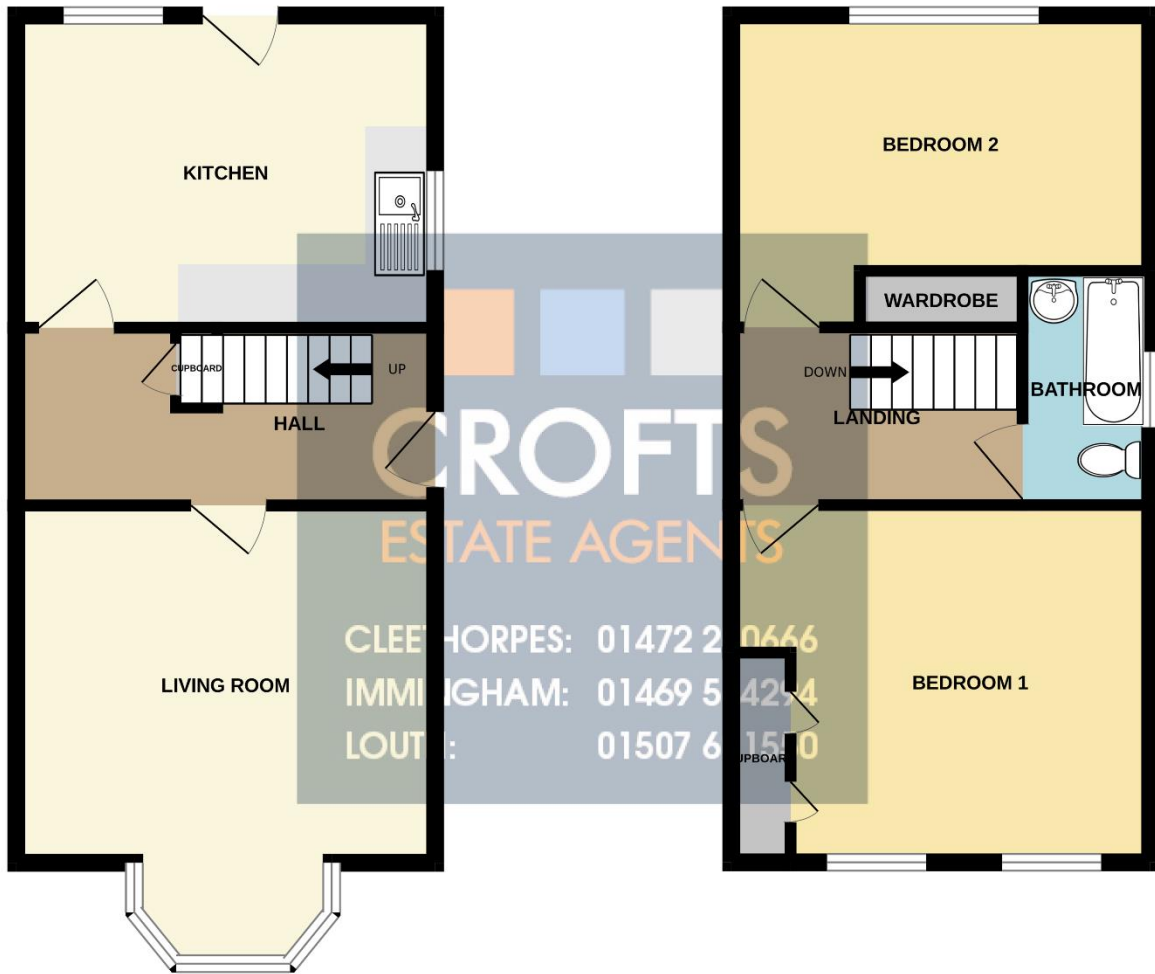
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.

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



TOTAL FLOOR AREA : 74.5 sq.m. (802 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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