



# CROFTS ESTATE AGENTS

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Charles Street  
Louth  
LN11 0LB

Offers in the Region Of  
£142,500

Nicely tucked away off Charles Street, in this handy town centre location, this well presented three bedroomed terraced cottage would make an ideal first time buy and is well presented. The property enjoys a conservatory entrance/sitting area overlooking the large front garden, large lounge with log burner, good sized fitted kitchen diner, modern shower room and useful utility area. The first floor has three good sized bedrooms. Gas centrally heated and uPVC double glazed. Generous size garden to the front and garden to rear. An early viewing is recommended.

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**Conservatory/porch**

8' 0" x 9' 10" (2.44m x 2.99m)

To the front of the property is the uPVC double glazed conservatory, which acts as a porch and a sitting area over looking the large front garden.

**Lounge**

10' 11" x 13' 2" (3.32m x 4.01m)

A really good size main reception room with feature fireplace with wood mantel and log burner. TV plinth with useful cupboards under. Laminate flooring. Meter cupboard. uPVC window to the front elevation.

**Kitchen/Diner**

10' 9" x 13' 2" (3.27m x 4.01m)

A modern kitchen diner benefits from a fitted range of white gloss finished wall and base units with complimentary work surfaces incorporating a black chimney extractor fan and splashback, with hob and oven under. 1 1/2 single drainer sink unit with mixer tap. uPVC double glazed window the the rear elevation. Dining table space.

**Rear Hall**

Staircase to first floor.

**Shower Room**

8' 1" x 8' 5" (2.46m x 2.56m)

Located on the ground floor, to the rear of the property is this modern three piece shower suite, comprising of a walk in shower with waterfall shower head, WC and wash basin. In addition there is also tiled flooring and tiled walls, radiator, extractor fan and uPVC window to the side.

**Utility/Rear Entrance**

Having plumbing for washer and space for a drier. uPVC double glazed with rear entrance door.

**First Floor**

**Bedroom 1**

10' 2" x 13' 2" (3.10m x 4.01m)

The master bedroom is a fantastic size and benefits from built in storage with hanging space and uPVC window to the front elevation.

**Bedroom 2**

A double mezzanine bedroom, which could easily be divided off has uPVC double glazed window to the rear elevation. Radiator.

**Bedroom 3**

6' 9" x 10' 0" (2.06m x 3.05m)

A good sized bedroom with uPVC double glazed window to the side elevation and radiator.

## Outside

The property is situated within a quiet residential location just off Charles Street, which provides the on street parking for the property, adjacent to the allotments.

Access is from a private roadway, which leads to the generous sized lawned front garden with ample space for a patio area and the metal garden shed/store.

To the rear is a small yard.

## Tenure

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

## Services

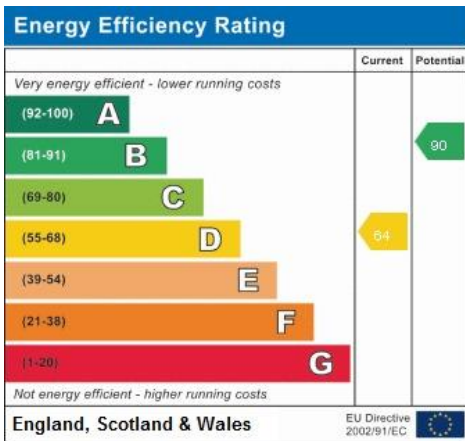
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

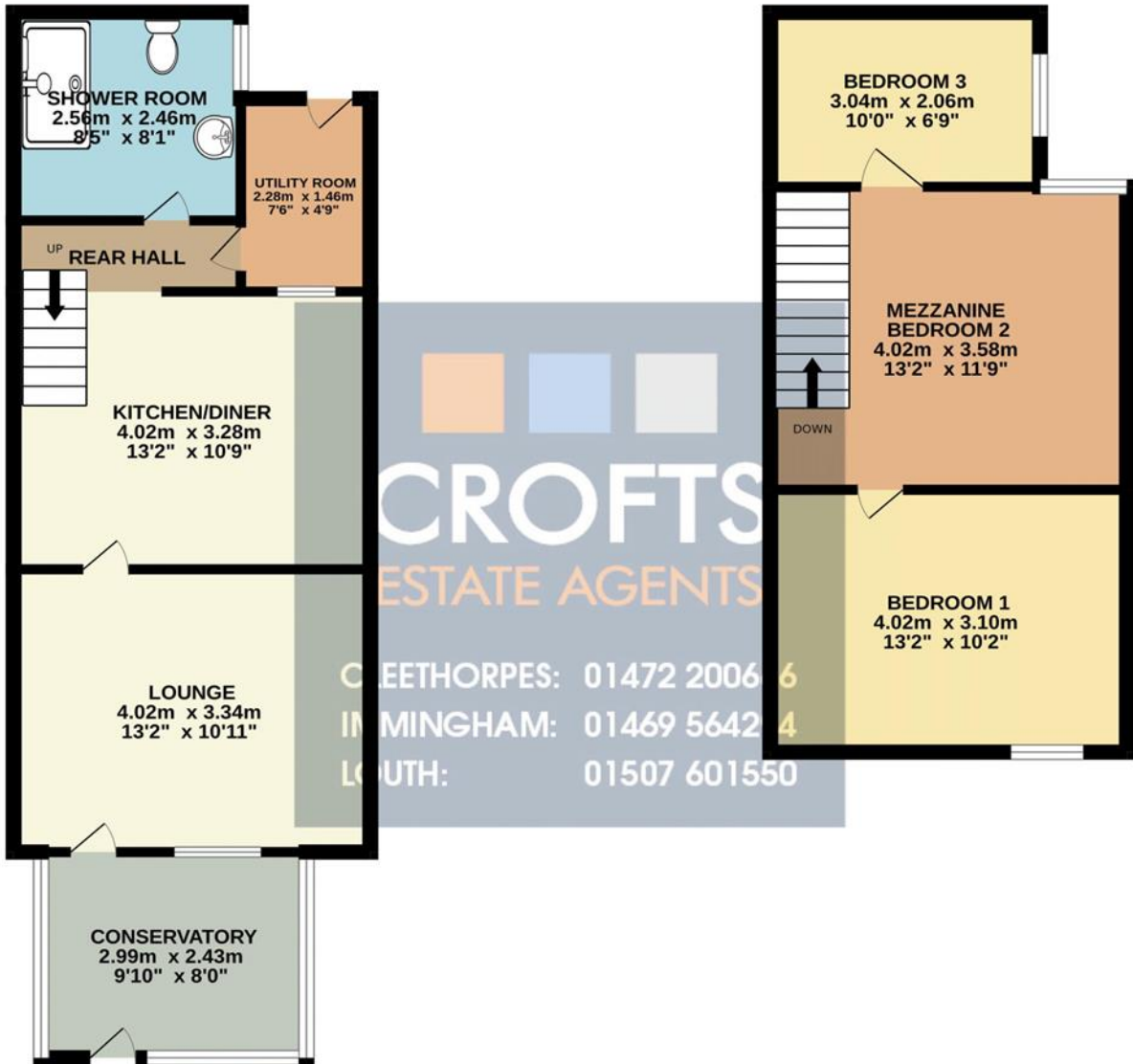
## Viewings

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](http://www.voa.gov.uk/cti)





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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