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



Harewood Crescent Louth LN11 0JD

£210,000

This substantial and well appointed semi detached house enjoys open playing field views to the rear and is within walking distance of the historic town centre and its well regarded Schools, including King Edward Grammar. Offered for sale with no forward chain, the property offers versatile accommodation which could provide 3 receptions rooms and 3 good sized bedrooms or could be reconfigured to provide four bedrooms, if required. Tastefully presented with UPVC double glazing, modern kitchen and bathrooms and gas central heating, the property comprises an entrance hall, lounge, large dining conservatory, large living kitchen with space for a seating or dining area, a further sitting/playroom and useful ground floor cloakroom. Off the first floor landing is a modern bathroom and three good sized bedrooms. The driveway provides ample off street parking and access to the garage/store. Generous lawned gardens, the rear enjoying a sunny aspect, high degree of privacy and patio terrace. Viewing is recommended.

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Entrance Hall

A welcoming entrance hall with balustrade staircase to the first floor and useful under stairs storage. Radiator. Multi glazed timber doors lead to the main reception rooms and solid panelled doors all other rooms.

Lounge

14' 5" x 12' 2" (4.4m x 3.7m)

A good sized living room with window looking into the conservatory. Radiator.

Conservatory

24' 3" x 7' 3" (7.4m x 2.2m)

A large conservatory nearly running the full width of the property, UPVC double glazed with fitted blinds and wooden effect flooring. Spotlights.

Kitchen/Breakfast Room

20' 0" x 9' 2" (6.1m x 2.8m)

A large living kitchen with space for a dining table or seating area to the front with large picture UPVC double glazed window over looking the front garden and storage cupboard. An extensively fitted kitchen with modern high gloss walls and base units with contrasting worksurfaces and splash back tiling, incorporating a single drainer sink unit with mixer tap, space for the cooker, fridge and dishwasher. UPVC double glazed window to the rear elevation.

Playroom/Sitting Room

13' 1" x 8' 6" (4.00m x 2.58m)

The multi functional room has been used as a sitting room but easily be reconfigured together with the adjacent cloakroom into a fourth bedroom with en-suite. The room has UPVC double glazed window and door to the side elevation. Wall mounted cupboards and boiler.

Cloakroom

Having a coats area and low flush wc and vanity wash basin with useful storage units over. Radiator.

First Floor Landing

The landing is bright and airy having loft access, airing cupboard and UPVC double glazed window to the front elevation.

Bedroom 1

12' 10" x 11' 10" (3.9m x 3.6m)

A good sized master bedroom with large UPVC double glazed window over looking the rear garden and playing fields. Radiator.

Bedroom 2

11' 10" x 9' 6" (3.6m x 2.9m)

A good sized double with UPVC double glazed window again over looking the garden and playing fields beyond. Radiator.

Bedroom 3

9' 2" x 8' 2" (2.8m x 2.5m)

The third bedroom has a double bed, fitted pine wardrobe, UPVC double glazed window to the front elevation and radiator.

Family Bathroom

7' 10" x 5' 3" (2.4m x 1.6m)

With a white suite comprising a bath with shower over, wall mounted vanity wash basin with mixer tap, low flush wc and useful fitted storage cupboards. UPVC double glazed window to the side elevation. Radiator.

Outside

The gardens are generous to both the front and rear and predominantly laid to lawn.

A driveway provides ample off street parking and leads to the garage which is used for storage with up and over door, light and power. The side garden provides pedestrian and space for bins etc.

The rear garden enjoys both a high degree of privacy and a sunny aspect with timer garden shed and patio terrace 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

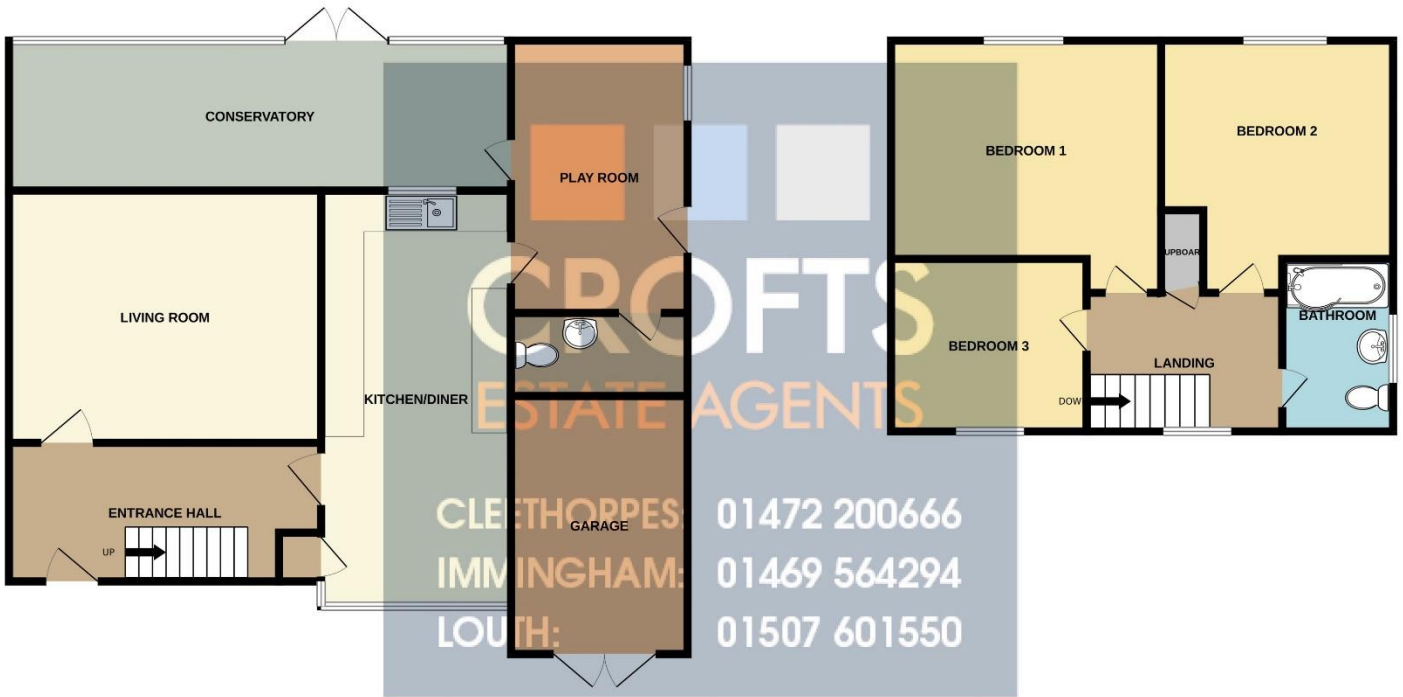
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





GROUND FLOOR
83.4 sq.m. (897 sq.ft.) approx.

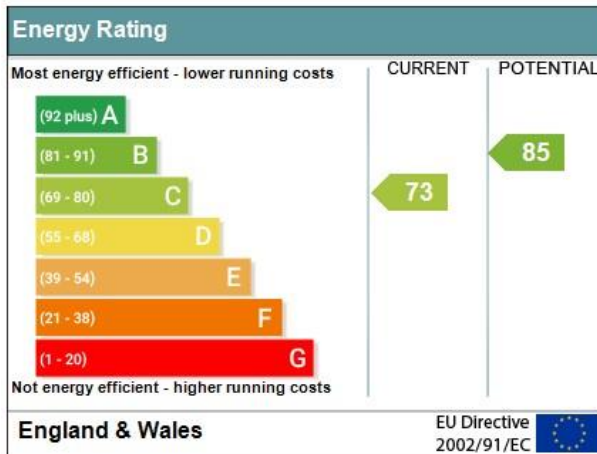
1ST FLOOR
42.5 sq.m. (458 sq.ft.) approx.



TOTAL FLOOR AREA : 125.9 sq.m. (1355 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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