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



**Tudor Drive
Louth
LN11 9EE**

£289,950

This well appointed detached bungalow has a lovely position and enjoys open views towards the Wolds at the rear. Conveniently located close to both neighbourhood shopping and the bustling town centre, this detached bungalow stands on a generous sized plot, having the benefit of a double garage, space for caravan and ample parking for several vehicles. With a quality finish throughout, this property really must be viewed to be appreciate the bright and spacious accommodation, which offers an entrance porch, welcoming hall, spacious lounge overlooking the delightful gardens, with dining room area and a beautiful fitted kitchen. Two good sized bedroom and well appointed bathroom. Gas centrally heated and UPVC double glazed. Large private garden enjoying a sunny aspect.

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Location

The property is found just off Newmarket, in a quiet residential area. Nearby and within walking distance is neighbourhood shopping parade which includes a doctors surgery, supermarket, pharmacy and takeaway.

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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west. 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.

Entrance Porch and Hall

With composite entrance door leading to a welcoming entrance hall with coving to the ceiling, central heating radiator, wooden effect floor covering, access to the roof space and central heating thermostat.

L shaped Lounge/Diner

23' 10" x 21' 8" (7.26m x 6.60m) max

Divided into a spacious lounge and a dining room area. The rooms could be separated, if required.

Lounge

A spacious lounge having UPVC double glazed window and French doors to leading out to the patio terrace and the delightful gardens. Coving to the ceiling, central heating radiator, wooden effect flooring and a wood burner set on an attractive tiled base and back.

Dining Room

With a tall uPVC double glazed window to the side elevation, coving to the ceiling, central heating radiator and wood effect flooring.

Fitted Kitchen

13' 1" x 9' 6" (4m x 2.9m)

A spacious kitchen, having a comprehensive range of cream shaker style wall and base units with contrasting work surfaces incorporating a ceramic sink unit with mixer tap, oven, hob with stainless steel chimney extractor fan over, fridge freezer and washing machine. London brick tiling to splash backs. Coving to ceiling with down lighters. UPVC double glazed window and side entrance door.

Bedroom 1

13' 5" x 10' 2" (4.1m x 3.1m)

A double having a UPVC bow window to the front elevation, central heating radiator and coving to the ceiling.

Bedroom 2

11' 6" x 9' 10" (3.5m x 3m)

Another double, having UPVC double glazed window to the front elevation, central heating radiator and coving to the ceiling.

Bathroom

9' 2" x 5' 3" (2.8m x 1.6m)

Reconfigured into a spacious shower room with tiled walls, large quadrant shower enclosure with rain fall shower, pedestal wash basin and low flush wc. UPVC double glazed window to the side elevation, downlighting to ceiling tiled effect floor, chrome effect heated towel rail and built in cupboard with shelving.

Outside

The front is a double size concrete and block work surfaces edged driveway providing ample parking and space for a caravan. Attached double garage with electric roller door, light and power.

The rear garden is a good size, private, being fenced and backing onto sports playing fields and the Wolds beyond. The garden is predominantly laid to a large lawn area with a feature pond with water feature and patio terrace. The garden enjoys a sunny aspect.

Note

The property has been much improved and modernised during the last six years including replacement UPVC double glazed windows (2017), Replacement boiler, radiators and pipework (2017), Electric consumer unit (2017) in addition to having LED lighting throughout, television points in both bedrooms, lounge & kitchen, USB charging points in the lounge & kitchen and replacement electric roller garage door (2022).

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

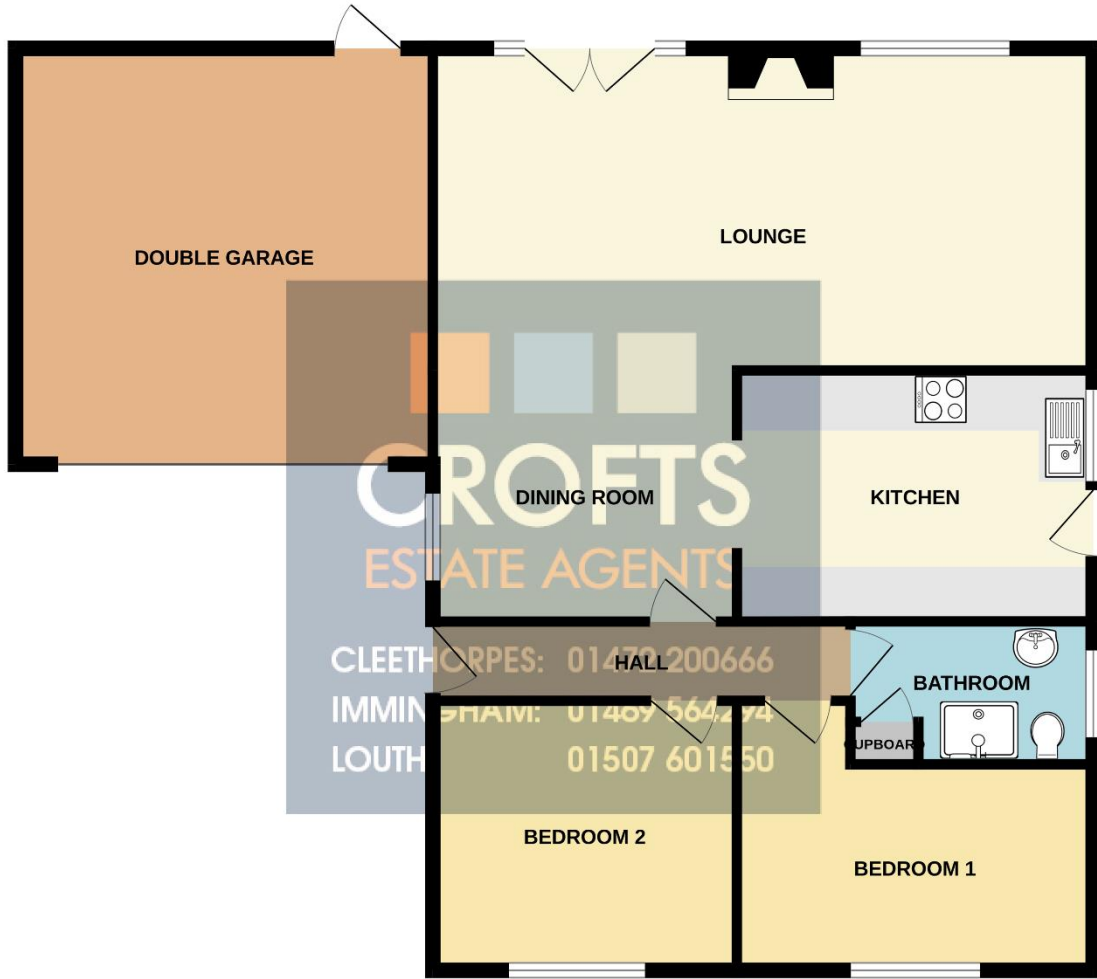
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Tenure



GROUND FLOOR
103.3 sq.m. (1112 sq.ft.) approx.



TOTAL FLOOR AREA: 103.3 sq.m. (1112 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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