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



Sycamore Drive
Louth
LN11 8RT

Offers in the Region Of
£247,950

Crofts estate agents are delighted to offer for sale this extended semi detached property which is located within the ever popular market town of Louth. Ideal for a family, this property offers flexible and spacious accommodation and comes with viewing highly advised. Positioned on the edge of the town centre there are many local amenities nearby and the town centre itself is a short drive. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, dining room, utility, bathroom and bedroom three all to the ground floor. To the first floor there are two double bedrooms with bedroom one being well served by a dressing room and en-suite. The property is positioned on a corner plot and the outside space really sees the benefit of this with a large family friendly lawn sweeping from the front to the back and along the side. There is also a patio area and a good sized space providing ample off road parking and access to the garage. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Entering the property reveals coving to the ceiling, a radiator and Oak flooring.

Lounge/Diner

13' 0" x 19' 9" (3.96m x 6.03m)

The lounge-diner has two windows to the front elevation, French doors to the side, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place with a gas fire.

Kitchen

11' 11" x 9' 2" (3.62m x 2.80m)

The kitchen has a window to the rear elevation, vinyl flooring and a modern range of fitted units with plenty of counter space, a one and a half sink and drainer, integral dishwasher, an electric oven and five ring gas hob with an extractor over.

Dining Room

9' 0" x 8' 11" (2.74m x 2.72m)

The dining room has a window to the side elevation, a radiator and laminate flooring.

Utility room

7' 8" x 9' 5" (2.34m x 2.86m)

The utility room has a window to the side elevation, door to the side, vinyl flooring, fitted units and plumbing for a washing machine.

Bedroom Three

14' 5" x 10' 0" (4.39m x 3.04m)

Bedroom three has a Velux window, a radiator, carpeted floor and access to the under stairs cupboard.

Bathroom

7' 10" x 5' 2" (2.40m x 1.58m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, fully tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, vanity basin and a bath with a mains shower over.

Stairs

Stairs lead to the first floor.

Bedroom One

9' 11" x 10' 11" (3.03m x 3.34m)

Bedroom one has a window to the front elevation, a radiator and Oak flooring.

Dressing Room

10' 4" x 8' 5" (3.14m x 2.57m)

The dressing room has a window to the side elevation, a radiator and Oak flooring.

En-suite

3' 10" x 8' 5" (1.18m x 2.57m)

The en-suite has a heated towel rail, Oak flooring, a WC, basin and shower cubicle with an electric shower.

Bedroom Two

10' 5" x 11' 0" (3.17m x 3.35m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring.

Garage

An oversize garage with an up and over door and window and door to the side.

Outside

Situated on a corner plot with perimeter hedges all the way around, a gate off the driveway provides access to the plot. There is ample off road parking, a patio and decked area, both ideal for alfresco dining and a vast lawn ideal for a family.

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.

Property Management

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.

Mortgage and Financial Advice

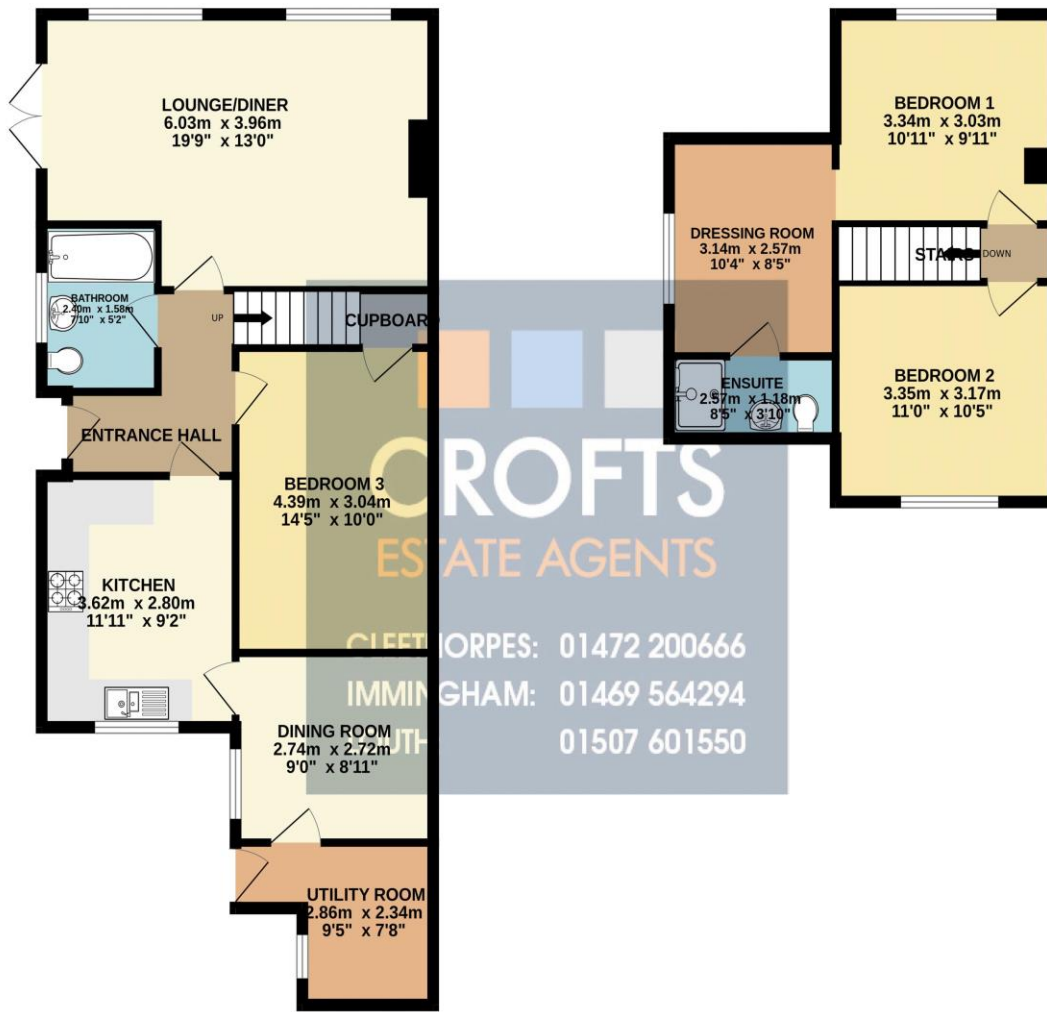
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



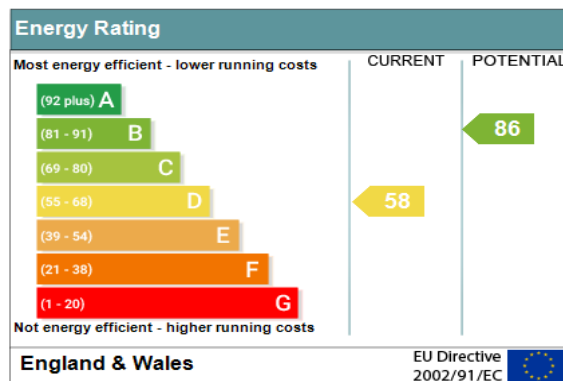
GROUND FLOOR
71.6 sq.m. (771 sq.ft.) approx.

1ST FLOOR
34.3 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA: 105.9 sq.m. (1140 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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