



CROFTS ESTATE AGENTS

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



Bradley Close

Louth
LN11 8YL

£240,000

Crofts estate agents are pleased to offer for sale with NO FORWARD CHAIN this spacious detached property which is located within the popular market town of Louth. Ideal for a family, this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as good road links. Internal viewing will reveal the entrance hall, lounge, kitchen, dining room, utility, WC, three bedrooms, en-suite and bathroom. Externally there are gardens to the front and rear with off road parking on the driveway and a garage and the property also benefits from uPVC double glazing and gas central heating.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

12' 3" x 14' 1" (3.73m x 4.28m)

The lounge has French doors to the side elevation, a radiator and a carpeted floor.

Dining Room

9' 6" x 9' 0" (2.90m x 2.75m)

The dining room has a window to the front elevation, a radiator and a carpeted floor.

Kitchen

10' 9" x 8' 7" (3.27m x 2.61m)

The kitchen has a window to the front elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer and plenty of counter space.

Utility room

5' 8" x 5' 7" (1.72m x 1.70m)

With a door to the rear elevation, a tiled floor, plumbing for a washing machine, a sink and drainer and fitted units.

WC

5' 8" x 2' 8" (1.72m x 0.81m)

The WC has an opaque window to the rear elevation, a radiator, tiled floor, WC and basin.

First Floor Landing

With a window to the rear elevation, access to the loft, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

10' 9" x 8' 11" (3.27m x 2.71m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

En-suite

5' 10" x 6' 0" (1.77m x 1.82m)

With an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

8' 4" x 9' 0" (2.55m x 2.75m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Three

7' 6" x 8' 0" (2.28m x 2.44m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

5' 10" x 8' 0" (1.77m x 2.44m)

The bathroom has an opaque window to the side elevation, a radiator, vinyl flooring, a WC, basin and bath.

Garage

With an up and over door and a personal access door to the side.

Outside

There are gardens to the front and rear with off road parking on the driveway. The rear garden is a good size and has lawn and patio 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, all viewings are strictly by appointment only please.

Council Tax Information

Band : 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

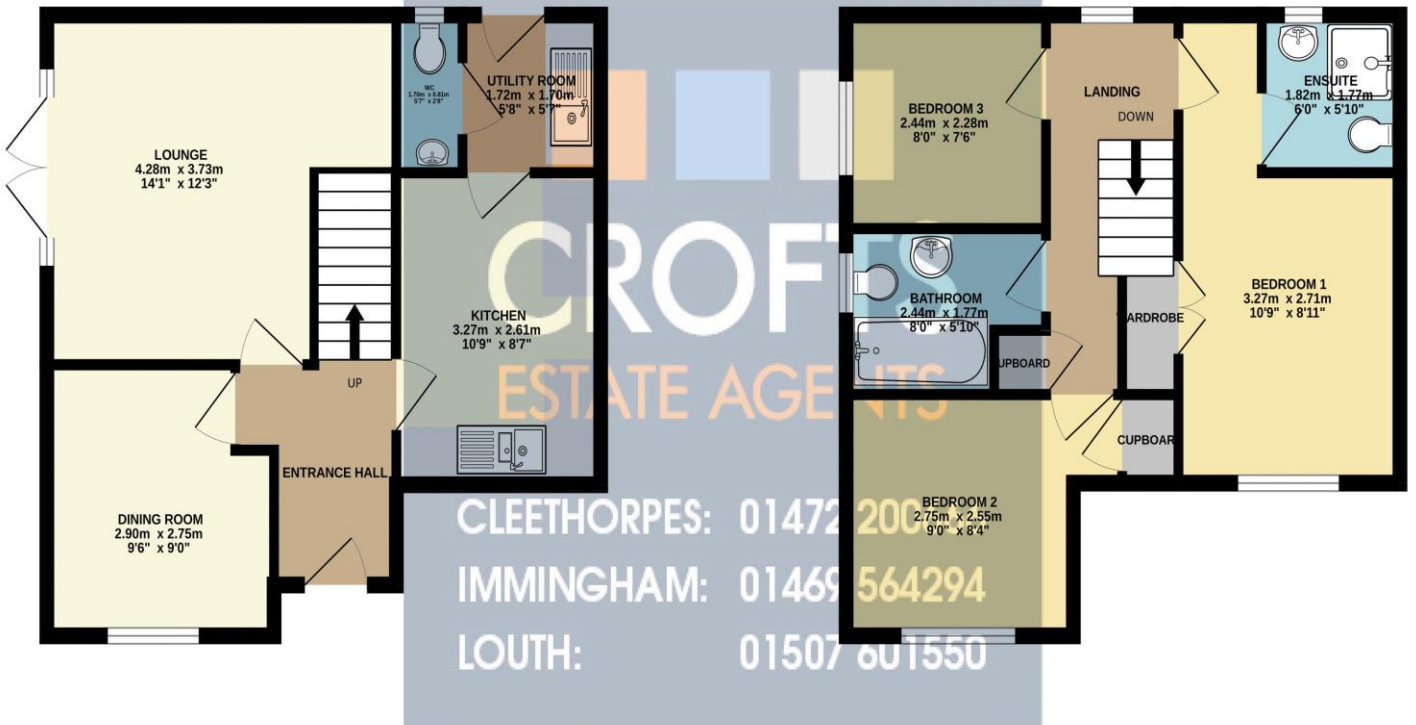
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
40.1 sq.m. (432 sq.ft.) approx.

1ST FLOOR
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 78.5 sq.m. (845 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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