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



Seymour Avenue
Off Newmarket
Louth
LN11 9EW

Guide Price £189,950

The well proportioned and charming THREE BEDROOMED semi-detached house is found in this quiet and attractive residential area, just off Newmarket, close to local neighbourhood shopping and within easy access to the bustling market town and all its shopping and leisure facilities. The gas centrally heated and uPVC double glazed accommodation offers a side entrance hall, spacious living room, a good sized dining kitchen, landing, three bedrooms (two double and one single) and family bathroom. Delightful gardens enjoying a sunny position. with ample parking and a carport. An viewing is recommend to appreciate the location and property. No forward chain.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Location

The property is found just off Newmarket, in a quite 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.

Front

The front garden has a large concrete driveway providing off-road parking for multiple vehicles along with a carport providing shelter on the main entrance. There are hedge borders offering privacy in addition to lawned section with soil borders for plantation of small shrubs and flowers.

Side Entrance Hallway

The side entrance has glazed entrance door and window allowing a bright feel to this space. The hallway provides access to the living room, kitchen and a useful coats cupboard.

Living Room

16' 8" x 13' 5" (5.08m x 4.09m)

A spacious and bright living room having a large picture window overlooking the front lawn. The room has ample space for a dining table. Radiator. Gas fire. Door to dining kitchen.

Dining Kitchen

16' 9" x 12' 8" (5.1m x 3.87m)

A large dining kitchen. The dining area has French doors opening onto the decked area and garden beyond. Large useful storage cupboard. An attractive country style kitchen is fitted with a cream of units, and shelving. Contrasting solid oak workfaces with splashback tiling and a large Belfast sink with mixer tap, with uPVC double glazed window over. Extractor fan with space for oven and space for a washer and fridge.

First Floor Landing

The first floor landing provides access to all three bedrooms, bathroom, airing cupboard and loft access which is partly boarded.

Bedroom One

12' 10" x 9' 10" (3.91m x 3m)

The master having built in wardrobes, uPVC window to the front elevation and a radiator.

Bedroom Two

13' 0" x 8' 11" (3.96m x 2.71m)

Another double with uPVC window to the rear elevation and radiator. Useful storage area to recess.

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m)

A single bedroom currently used as a dressing room with wardrobes/storage units incorporating a dressing table area to one wall. uPVC window to the front elevation and radiator.

Family Bathroom

7' 5" x 5' 5" (2.27m x 1.64m)

The family bathroom has a white 3 piece suite with a wash basin set in a vanity cabinet, w.c. and panelled bath with shower over. Tiling to splashback areas. A bank of useful high gloss storage cupboards to one wall. Fitted towel radiator. uPVC window.

Rear Garden

The rear garden is south west facing which is full of vibrant wildlife and plantation with concrete slabs leading through the garden forming a pathway. The garden is bordered by tall timber fences offering privacy in addition to an array of different shrubs and bushes. The garden also has a timber storage shed in addition to a decked seating area and a small patio. there is also a small metal shed at the side of the property.

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.

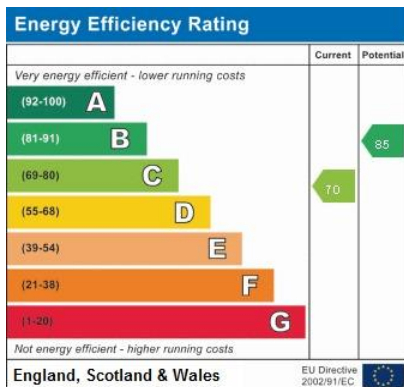
Property Management

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
40.4 sq.m. (435 sq.ft.) approx.

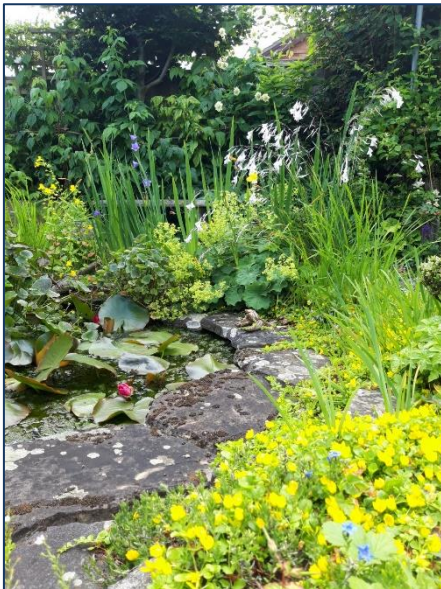
1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



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TOTAL FLOOR AREA: 80.8 sq.m. (870 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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The delightful gardens in the summer months