



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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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

Offers in the Region Of
£220,000

This spacious three bedroom detached bungalow enjoys a quiet location, within walking distance of nearby neighbourhood shopping on Newmarket, which include a supermarket, doctors, pharmacy and takeaway. The historic market town centre is also close-by, being well serviced including library, cinema, theatre and numerous leisure facilities including a bowls club. The property has UPVC double glazing, recently installed new gas central heating boiler (2022) and has been well maintained. Although now in need of some internal updating, the property offers entrance hall, spacious lounge, dining room, kitchen, three bedrooms (two doubles) and the bathroom. Externally there are gardens to the front and rear, the rear being a good size. Off road parking and a single garage. No chain.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property through the front door reveals a radiator, carpeted floor and access to the storage cupboard.

Lounge

18' 1" x 11' 1" (5.50m x 3.37m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

7' 7" x 7' 9" (2.32m x 2.35m)

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

Kitchen

10' 0" x 7' 10" (3.04m x 2.38m)

The kitchen has a window and door to the side elevation, vinyl flooring and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Inner Hall

The hall has access to the loft, a storage cupboard and a carpeted floor.

Bedroom One

8' 10" x 11' 1" (2.70m x 3.38m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

12' 3" x 7' 10" (3.73m x 2.38m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

10' 1" x 7' 9" (3.08m x 2.35m)

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

Bathroom

6' 9" x 7' 10" (2.06m x 2.38m)

The bathroom has an opaque window to the side elevation, a radiator and a carpeted floor. There is also a WC, basin and a bath with a glass shower screen.

Garage

17' 9" x 8' 2" (5.41m x 2.50m)

The garage has an up and over door, electrics and a door to the rear garden.

Outside

With delightful low maintenance gardens to the front and rear and also a driveway providing off road parking.

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 C: 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.

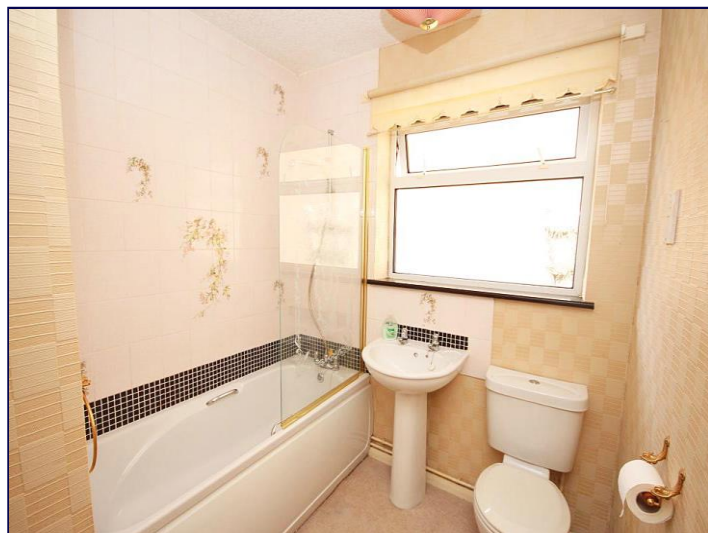
Property Management

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.

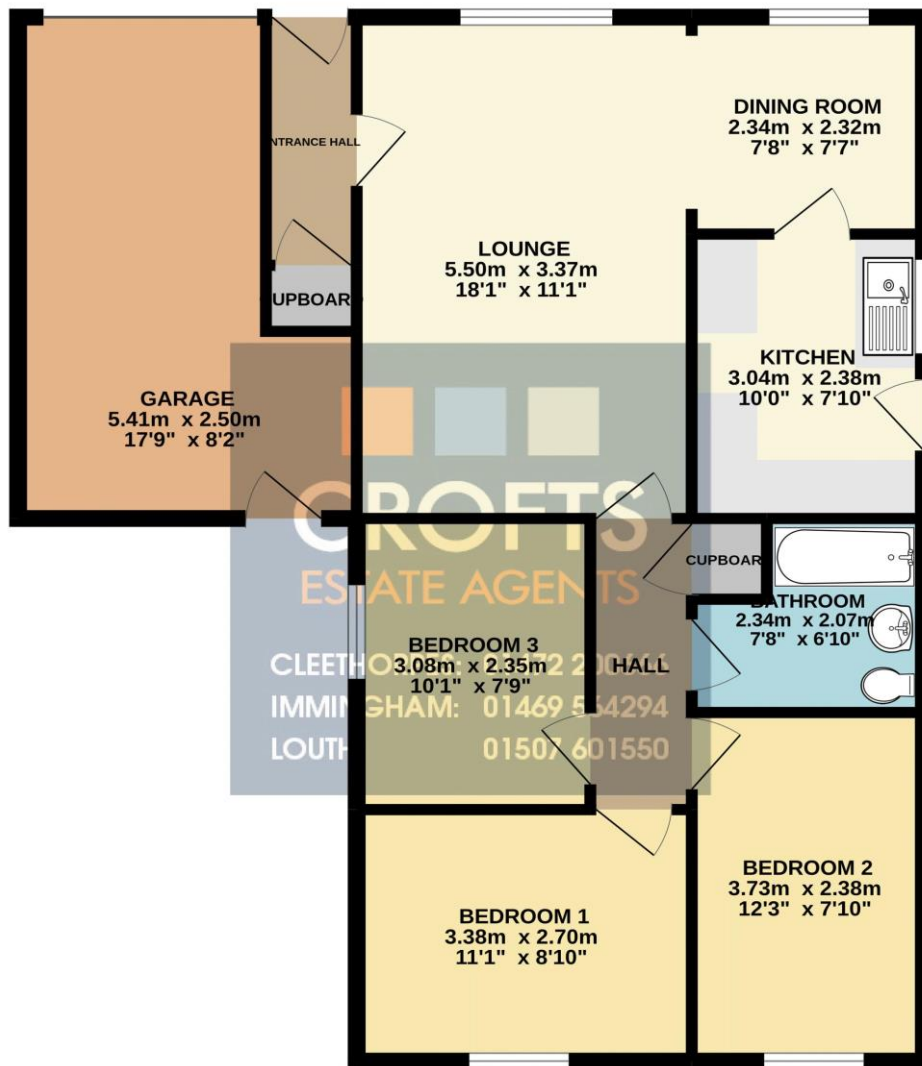
Mortgage and Financial Advice

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.



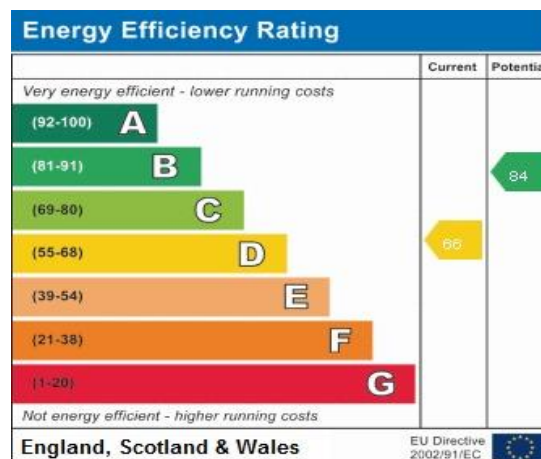
GROUND FLOOR
82.0 sq.m. (883 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (883 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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