



# CROFTS ESTATE AGENTS

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



## Mayfield Crescent

Louth  
LN11 8EQ

**FOR SALE BY AUCTION.** This substantial SEMI DETACHED dormer bungalow in need of scheme improvement in cul de sac location off Kenwick Road. Starting Bid £165,000 plus reservation fee. Porch, entrance hall, lounge, sitting room/3rd bedroomed, dining room, kitchen breakfast, utility room, pantry, bathroom, stairs to landing with two double bedrooms and shower room. Good sized gardens, ample parking and garage,

Auction Guide Price £150,000

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**Porch**

3' 2" x 3' 8" (0.96m x 1.11m)  
With uPVC door and window, wood paneled walls, carpet and ceiling light.

**Entrance hall**

14' 11" x 5' 11" (4.54m x 1.80m)  
A spacious entrance hall has uPVC frosted door to the front, striped carpet, neutral decor, radiator and pendant light.

**Lounge**

22' 5" x 11' 3" (6.83m x 3.43m)  
A large lounge runs from front to back of this property with uPVC windows to both front and back with fitted blinds, two radiators, neutral decor, pink carpet and pendant light.

**Sitting room**

12' 0" x 11' 11" (3.67m x 3.64m)  
The second reception room could be used as another bedroom if desired and has uPVC bay window to the front, neutral decor, pattern carpet, radiator, tiled fireplace with electric fire and pendant light.

**Breakfast kitchen**

14' 1" x 13' 3" (4.28m x 4.05m)  
The breakfast kitchen has a range of light wood wall and base units to three sides of the room with sink drainer, white tiled splash backs, grey tiled floor and integral appliances including oven grill, gas hob with extractor over, space for dining table, storage cupboards, uPVC window to front and side, aluminium door to dining and pantry.

**Dining room**

9' 6" x 9' 1" (2.90m x 2.78m)  
A flat roof extension off the kitchen connects the house to the utility and has large dining table in place with two uPVC doors to the garden, two uPVC windows with fitted blinds to both sides, grey tiled floor, radiator and pendant light.

**Utility room**

4' 7" x 9' 1" (1.40m x 2.78m)  
The utility room has uPVC window to the side, work top and sink, red carpet and space and plumbing for washing machine and various other white goods.

**Family Bathroom**

7' 10" x 5' 10" (2.39m x 1.78m)  
The bathroom is the ground floor and has matching white three piece bathroom suite with electric shower over bath, red carpet, cream fully tiled walls, frosted uPVC window to the rear, radiator and pendant light.

**Stairs and landing**

Stairs and landing are carpet and lead to upstairs bedrooms and shower room. They have striped carpet, neutral decor and pendant light.

**Bedroom One**

19' 0" x 14' 10" (5.80m x 4.51m)  
A large main bedroom has a slightly different configuration with uPVC window to the side and Velux style window to the rear. The room has radiator, blue cream and green decor, eaves storage space and pendant light.

### Bedroom Two

17' 4" x 11' 5" (5.28m x 3.48m)

A good sized double bedroom with uPVC window to the front, grey carpet, neutral decor, radiator and pendant light.

### Shower room

6' 1" x 6' 6" (1.85m x 1.97m)

The shower room has shower cubicle with cream tiled splash backs, matching white WC and sink, cloudy cream vinyl floor and cream decor, frosted uPVC window to the rear with blind, ceiling light and radiator.

### Front garden and drive

The front has open block paved driveway which could fit three cars or a camper van or such likes. Block paved paths lead to the front door with low wall and gate to the front, soil and gravel borders and timber gate to back garden.

### Rear garden

The garden is a good size enclosed with six foot plus fencing and having lawn, soil beds and concrete patio and paths.

### Garage

15' 1" x 7' 10" (4.60m x 2.40m)

The garage has metal up and over front door, power and light, timber door to the rear and single glazed window to the rear.

### AGENTS NOTE

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and



conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

### 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](http://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](http://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*



GROUND FLOOR  
87.6 sq.m. (943 sq.ft.) approx.

1ST FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 131.0 sq.m. (1410 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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