



CROFTS ESTATE AGENTS

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



Buckingham Road

Louth
LN11 0YU

Offers in the Region Of
£189,995

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious and neutral semi detached bungalow which is located within the popular market town of Louth. Ready for someone to move into, this property is ideal for someone looking to downsize and comes with viewing highly advised. Nearby there are a wide variety of local amenities and also good road links. Internal viewing will reveal the kitchen, lounge, hall, two double bedrooms, conservatory and the shower room. Externally there are low maintenance gardens to the front and rear with a driveway for off road parking and a detached 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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Kitchen

13' 3" x 9' 3" (4.04m x 2.82m)

The kitchen has a window to the front elevation, door to the side, a radiator and vinyl flooring. There is also a fitted kitchen with a breakfast bar, plumbing for a washing machine, a ceramic one and a half sink and drainer, an electric oven and gas hob.

Lounge

17' 0" x 10' 4" (5.17m x 3.16m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator, carpeted floor and a feature gas fire place.

Conservatory

9' 9" x 9' 3" (2.96m x 2.82m)

The conservatory is accessed off bedroom one with French doors to the side elevation, tri aspect windows and a tiled floor.

Bedroom One

12' 10" x 10' 5" (3.90m x 3.17m)

Bedroom one has French doors to the conservatory, a radiator, carpeted floor and fitted wardrobes.

Bedroom Two

8' 11" x 9' 3" (2.71m x 2.82m)

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

Shower Room

7' 1" x 6' 1" (2.17m x 1.85m)

The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC vanity basin and a walk in shower cubicle with a mains shower.

Inner Hall

With access to the loft and a carpeted floor.

Garage

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

Outside

There are low maintenance block paved front and rear gardens with a low maintenance driveway providing off road parking and access to the garage.

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.

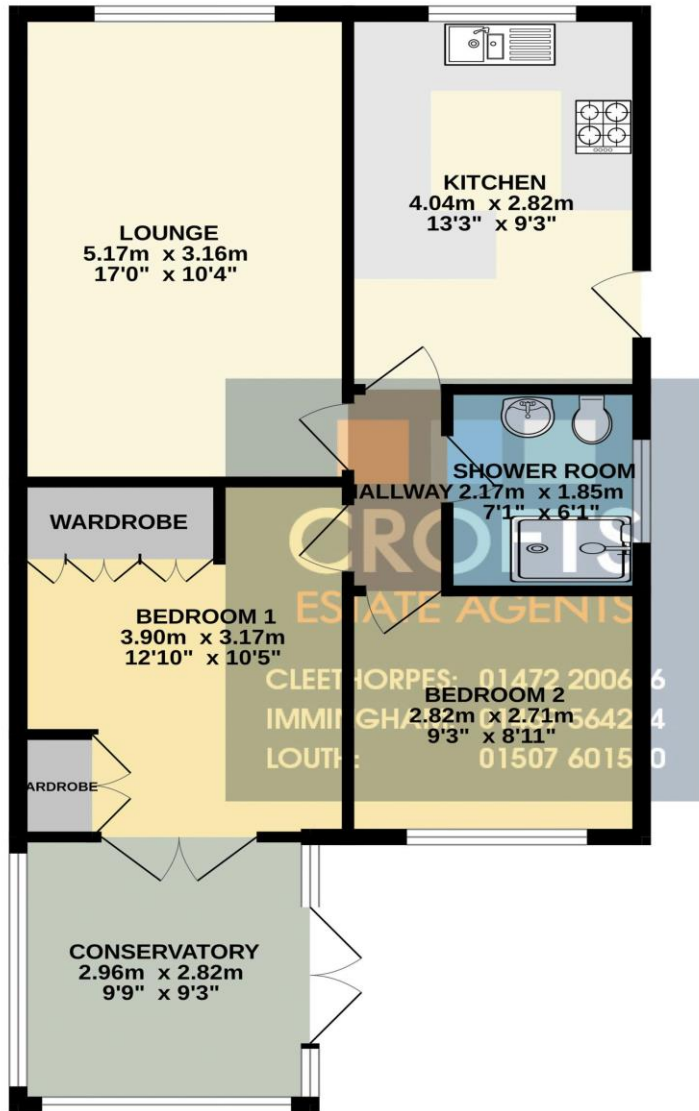
Mortgage and Financial Advice

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



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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