



3 Cullingford Way, Louth, LN11 9FN
£199,000

ATTENTION BUY TO LET INVESTORS

An exciting opportunity has arisen to acquire a stylish new build property, built by a reputable local developer and situated within the popular market town of Louth. For sale with a tenant in situ, managed through Stevens Property Management.

With well designed stylish and well proportioned accommodation throughout, offered with enclosed rear gardens and benefiting from allocated parking. Viewing is highly recommended!

The accommodation briefly comprises of a stylish open plan kitchen diner to the front, with an understairs w.c, a lounge to the rear with French doors opening onto the gardens. To the first floor are two double bedrooms and a modern bathroom. A master bedroom suite can be found on the second floor with an en-suite shower room.

Location - Louth

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty is approximately 15 miles from the coast, 16 miles from Grimsby and 30 miles from Lincoln.

It has a wealth of local services and amenities to offer. Popular points of interest include the 'people's park' of Hubbard Hills and Westgate Fields, the last remaining Lincolnshire Cattle Market and the spectacular St James' Church, boasting the tallest medieval parish church spire of approx 287 feet /87.6 m. Other features include Louth Golf Course and Kenwick Park Golf Course, Louth Tennis Centre, London Road Sports Pavilion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. As well as excellent local schools including King Edward's VI Grammar School, a doctors surgery and a hospital. Louth is particularly well known for its vast array of independent shops, butchers and delicatessens, thrice weekly markets and the New Market Indoor Hall all offering outstanding local produce as well as three supermarkets; Morrisons, Co-Op and Aldi.

KITCHEN 16 x 9'03 (4.88m x 2.82m)



Spacious modern kitchen fitted with a range of wall, base and drawer units with worksurface over, quartz 1.5 bowl sink unit with mixer tap and drainer, 'Zanussi' four ring induction hob with extractor hood over, spotlights to ceiling, door to downstairs w.c, space and plumbing for dishwasher or washing machine.

LOUNGE 10'11 x 13'01 (3.33m x 3.99m)



Spacious living area with staircase to first floor landing, spotlights to ceiling, T.V aerial point and UPVC patio doors to rear garden.

FIRST FLOOR LANDING

Staircase to second floor.

BEDROOM 2 9'02 x 10'11 (2.79m x 3.33m)



UPVC double glazed window and radiator.

BEDROOM 3 6'11 x 9'04 (2.11m x 2.84m)



UPVC double glazed window and radiator.

BATHROOM 8'07 x 5'09 (2.62m x 1.75m)



Fitted with a four piece suite consisting of wash hand basin set into vanity unit, w.c, panelled bath and shower cubicle, heated towel rail, spotlights to ceiling, tiled splashbacks and frosted UPVC double glazed window.

BEDROOM 1 12'07 x 12'05 (3.84m x 3.78m)



Spacious double bedrooms with T.V aerial point and two Velux style skylight windows.

EN-SUITE



Fitted with a three piece suite consisting of wash hand basin set into vanity unit with mixer tap and tiled splashback, w.c and shower cubicle.

OUTSIDE

With off road parking and enclosed rear garden.

Tenure

The property is believed to be freehold and we await solicitors confirmation.

Services

Mains electricity, water, gas and drainage are connected. The property is fitted with an alarm system. The agents have not tested or inspected the services and buyers should rely on their own survey.

Council Tax Band

East Lindsey Council Tax Band B

Brochure Prepared

July 2023

Viewings

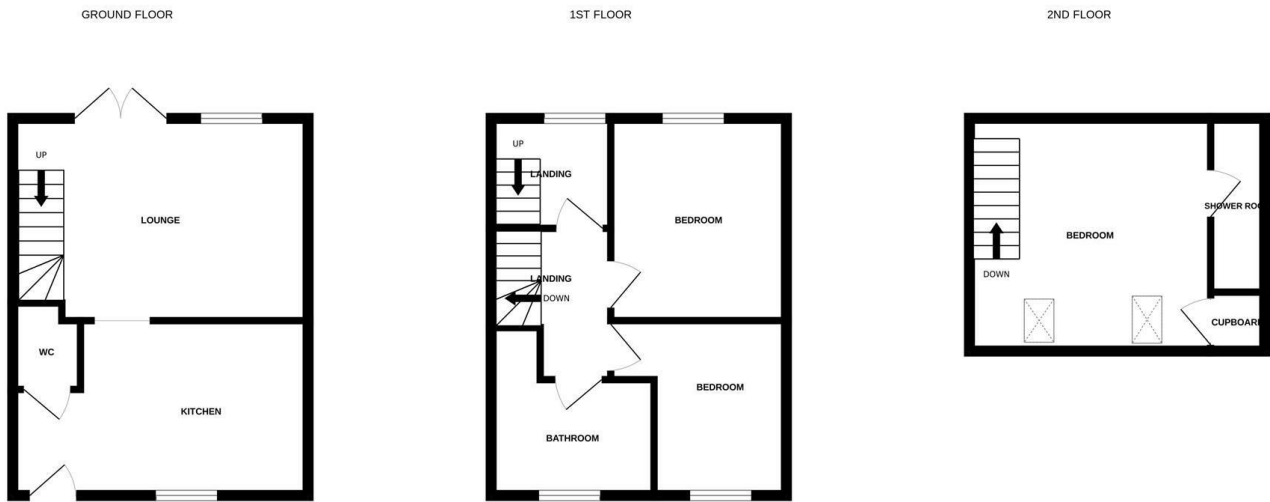
By prior appointment through TES Property office in Louth
01507 601633 admin.louth@tes-property.co.uk

Opening Hours

Monday to Friday 9:00am to 5:00pm

Saturday 9:00am to 1:00pm

Floor Plan

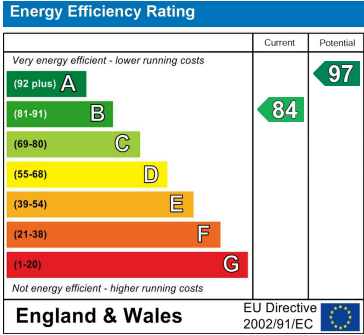


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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