



13 Harewood Crescent

Louth, LN11 0JD



Book a Viewing!

£295,000

A well-presented three bedroom semi-detached house situated on a generous corner plot in a quiet cul-de-sac on the outskirts of the market town of Louth, close to a range of amenities including shops, schools and facilities, along with excellent transport links & located in the Lincolnshire Wolds. This property offers a development opportunity with previously having full planning permission (granted in 2014) for a 3-bedroom detached house to be built on the adjacent plot. With the large plot size, there is also potential to extend the existing property, creating additional living space (Subject to Planning Permissions). The house has recently been redecorated and is offered for sale with no onward chain. The accommodation includes an Entrance Hall, Lounge with log burner, Dining Area, Kitchen with modern fitted units and a First Floor Landing with access to three Bedrooms and a Shower Room. Externally, the property benefits from a driveway providing off-road parking and access to the attached garage and utility room/store, a rear garden with a timber outbuilding/studio and a large plot to the side offering further garden space and a large timber outbuilding/garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - East Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The historic market town of Louth; fondly known as the 'Capital of the Wolds' and beautifully positioned in an Area of Outstanding Natural Beauty, 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 Pavillion, Riverhead Theatre, Playhouse Cinema, Louth Museum, Kenwick Park Gym and Spa and Meridian Leisure Centre. Excellent local schools include the Ofsted 'Outstanding' graded Kidgate Academy Primary School and King Edwards Grammar School.



There are a variety of GP practices and Hospital, NHS and Private Dentists. 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.

ACCOMMODATION

ENTRANCE HALL

With external door, solid wood flooring, radiator and stairs to the first floor.

LOUNGE

14' 5" x 12' 0" (4.39m x 3.66m) With UPVC double glazed window, radiator and fireplace with a log burner.

DINING AREA

9' 3" x 7' 8" (2.82m x 2.34m) With UPVC double glazed window, solid wood flooring, radiator and built-in storage cupboard/pantry.

KITCHEN

10' 4" x 9' 3" (3.15m x 2.82m) With UPVC double glazed window, tiled flooring, fitted with a range of wall, base units and drawers with work surfaces over, composite sink unit and drainer, integral oven, four ring induction hob with extractor fan over, space for fridge freezer, integrated dishwasher and spotlighting.

PORCH

With access to the single garage and pantry/utility space.

STORE / UTILITY SPACE

10' 3" x 9' 5" (3.12m x 2.87m) With a window, power, lighting, external door and plumbing and space for washing machine.

FIRST FLOOR LANDING

With UPVC double glazed window, airing cupboard with radiator and a large access hatch to the roof storage area (insulated and fully boarded).

BEDROOM 1

11' 3" x 12' 5" includes the walk-in wardrobe (3.43m x 3.80m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 2

11' 3" x 10' 4" (3.43m x 3.15m) With UPVC double glazed window and radiator.

SHOWER ROOM

9' 8" x 5' 6" (2.95m x 1.68m) With UPVC double glazed window, laminate flooring, partly tiled walls, low level WC, wash hand basin, shower cubicle, heated towel rail and spotlighting.

OUTSIDE

To the front of the property there is a lawned garden with a driveway providing off road parking and giving access to the attached single garage. Access leads to the side of the property with a large plot with lawned gardens and a large timber outbuilding/double garage/workshop with roof lights.





To the rear of the workshop there is a large grass area, a vegetable plot and a greenhouse base (approx.12' x 8') To the rear of the property there is a further lawned garden with a patio area, a range of shrubs and access to a further timber outbuilding/studio.

GARAGE

13' 7" x 9' 5" (4.14m x 2.87m) With up and over door, power and lighting.

TIMBER OUTBUILDING / GARAGE/WORKSHOP

17' 7" x 17' 4" (5.36m x 5.28m)

OUTBUILDING / STUDIO

18' 1" x 9' 6" (5.51m x 2.9m)



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.co.uk

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We are happy to offer FREE advice on all aspects of moving home, including a valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – HOW WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use the Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J. Water and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct, Mundys Financial Services will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

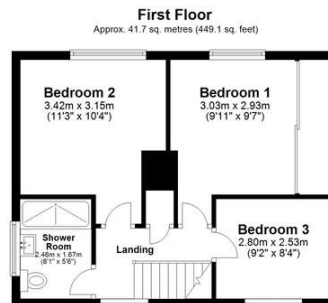
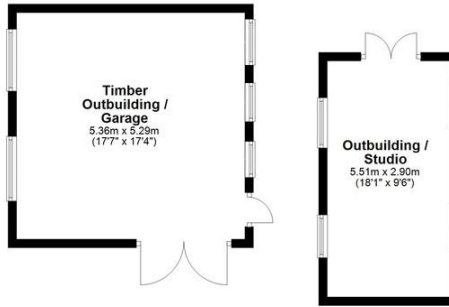
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Outbuildings

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 151.7 sq. metres (1632.5 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanItip.

29 – 30 Silver Street
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