



29 BURGHLEY CRESCENT  
LOUTH, LN11 OHT

MASONS  
EST. 1850

# ABOUT 29 BURGHLEY CRESCENT..

An excellent opportunity to acquire a three-bedroom end terraced home situated in a popular residential area of Louth market town. The property would make a superb investment as a buy to let purchase, having tenant currently in situ providing instant income. The property briefly comprises entrance hall, lounge, kitchen diner, whilst to the first floor are three good size bedrooms and bathroom with separate WC. Externally, the property has front and rear gardens laid to lawn with the rear garden enjoying a southerly aspect with on street parking available to the rear. With uPVC double-glazed windows and gas central heating.

## Directions

From the centre of Louth travel north from St. James' church along Grimsby Road and at the end, turn right to Northolme Road. Continue for a distance until the right turning for Chatsworth Drive. After taking this right turn, take the first right into Burghley Crescent, bear right and follow the left hand bend and the property will be found on the right-hand side.

## Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

## Entrance Hall

Having covered porch and part-glazed uPVC door with windows to either side. Staircase leading to first floor and electric consumer unit to side. Laminate floor covering.



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## Lounge

Having window to front, feature fireplace with inset electric fire, carpeted floor.

## Kitchen Diner

Range of base and wall units with oak-effect, roll-top laminated work surfaces with tiling to splashback. Single bowl stainless steel sink, space and plumbing for washing machine, tumble dryer and under-counter fridge. Baxi floor-mounted gas boiler and free-standing cooker to side. Useful understairs cupboard, ideal as pantry. Windows to two aspects, tile-effect vinyl cushion flooring and part-glazed door giving access to rear garden.

## First Floor Landing

Having window to side, carpeted stairs and loft hatch to roof space. Thermostat to wall.

## Bedroom 1

Double room positioned at the front with carpeted floor and large window.

## Bedroom 2

A further double room with window to rear, carpeted floor and built-in wardrobe to side.





### **Bedroom 3**

A single bedroom with window to front, oak-effect laminate flooring.

### **Bathroom**

Having panelled bath and wash hand basin, electric shower unit above bath with folding shower screen. Fully tiled walls, frosted glass window to rear and heated towel rail.

### **WC**

With window to side, low-level WC.

### **Outside**

To the front is a lawned garden with hedged perimeter and concrete pathway leading down the side of the property with gate giving access to rear garden. The rear garden enjoying a southerly aspect with fenced and hedged boundaries, predominantly lawned with concrete path, decked area with timber garden shed, outside tap and light provided. Gated access onto Burghley Crescent.

### **Location**

Louth is a popular market town with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.



Louth has a recently completed sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema. The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

#### **Viewing**

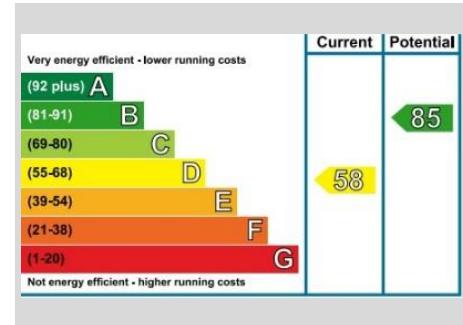
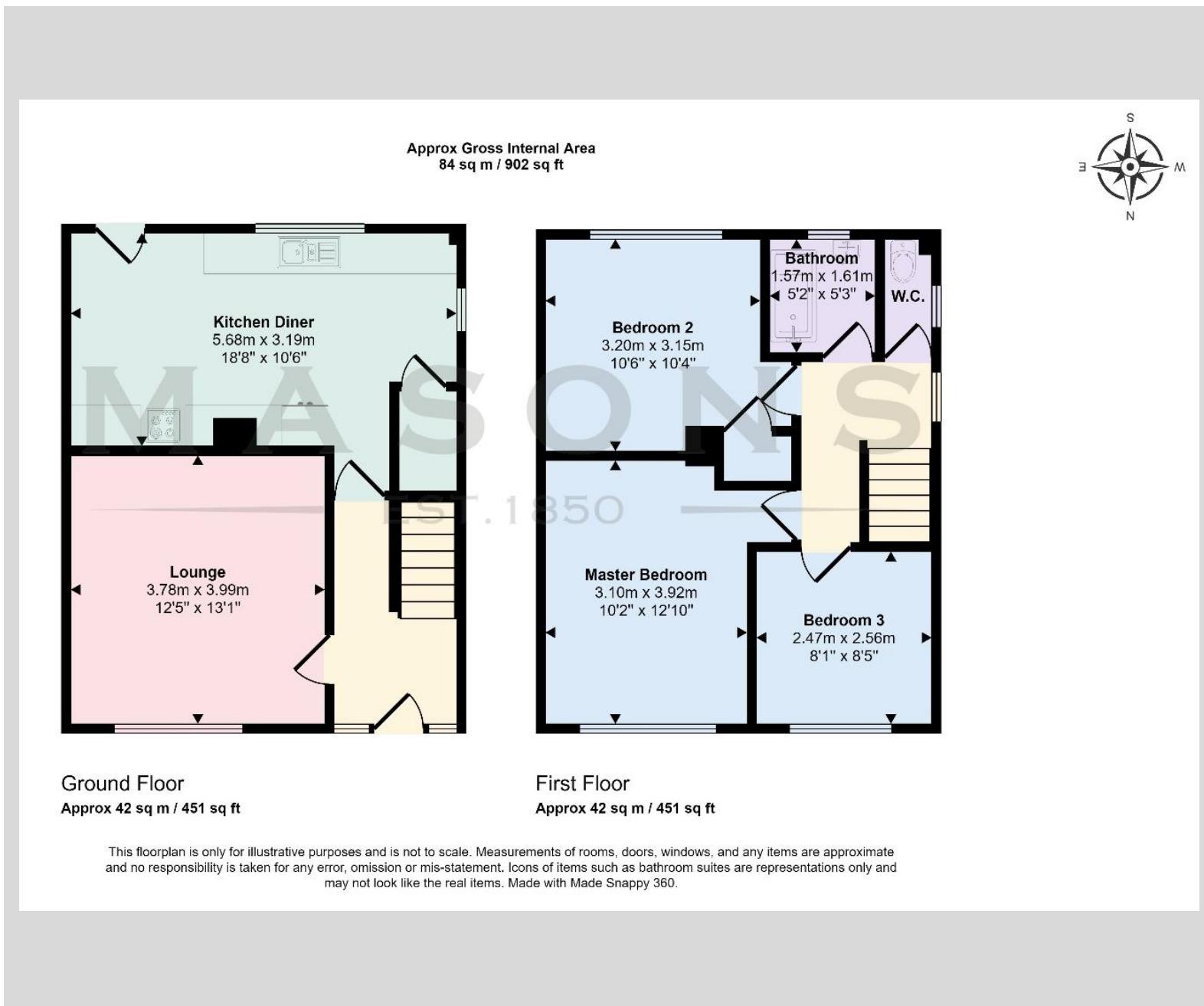
Strictly by prior appointment through the selling agent.

#### **General Information**

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas, electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.



# FLOORPLANS AND EPC GRAPH



**M A S O N S**  
EST. 1850

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