



21 BRADLEY CLOSE, LOUTH
LN11 8YL

MASONS
EST. 1850

ABOUT 21 BRADLEY CLOSE...

Ideal for investors with tenant currently in situ, a well presented 2 bedroom modern mid terrace home benefitting from parking for two vehicles. Offering smart accommodation comprising Hall, Lounge Diner, Kitchen, two double bedrooms and bathroom while to the rear an attractive garden with patio and lawn. The property is ideally located in a quiet spot at the end of a road within walking distance to shops making this an ideal buy to let investment.

Directions

From St. James' Church travel south along Ugate to the traffic lights and turn left along Newmarket. Follow the road from some distance, eventually passing The White Horse pub on the right hand side where the road becomes Kenwick Road. Bear left at the bend along Legbourne Road and turn first left into Eresbie Road and then left again into Bradley Close. The property will be at the end of the road on the right.

Accommodation

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



ACCOMMODATION

Entrance Hall

Accessed via part glazed timber front door with canopy above and courtesy lighting. Staircase leading to 1st floor with central heating thermostat, six panel timber doors to principal rooms and high-level electric consumer unit and door chime. Smoke alarm to ceiling and oak effect flooring.

Kitchen

Range of base and wall units finished in blue wood effect with rolltop, laminated work surfaces and tiled splashback. Resin sink with chrome mixer tap, window to front and built-in oven, gas hob above with extractor. Space and plumbing for washing machine and fridge freezer with tile effect floor.

Lounge Diner

Spacious reception room with double patio doors and windows to sides leading into rear garden, attractive decoration and oak effect floor. Cupboard to side.



First Floor Landing.

With neutral decoration, timber banister and spindles. Six panel doors to bedrooms and bathroom with loft hatch and smoke alarm to ceiling and cupboard to side.

Bedroom 1

Positioned at the rear, being a good double in size with window overlooking garden, carpeted floor and a cupboard to side housing the Viessmann gas central heating boiler with shelving provided for laundry.

Bedroom 2

Further double bedroom with neutral decoration window overlooking front and carpeted floor.

Bathroom

White suite consisting of wash hand basin, low-level WC and panelled bath with shower attachment. Shower screen to side with curtain rail and tiling to wet areas. Mirrored cabinet above basin and shaver point to side with extractor fan to ceiling and vinyl cushion flooring.





Outside

At the front of the property is a paved path with gravel parking area, beyond which is a further owned parking space providing two in total.

Rear Garden

Delightful garden having a sunny aspect laid to lawn with paved patio adjacent the property and garden shed to corner with high-level fencing to all boundaries. Pathway for access leading around to the front.

Location

Louth is positioned on the eastern fringes of the Lincolnshire Wolds with easy access by car or on foot across the rolling hills. There are popular, busy markets three times each week and many local seasonal and specialist events take place throughout the year. The town has a fine choice of cafes, restaurants, wine bars and pubs with a current trend towards a continental style, street café environment. There are highly regarded primary schools and academies including the King Edward VI Grammar. The Meridian Sports and Swimming Complex has been built in recent years complementing the London Road Sports Grounds and Hall, a tennis academy, bowls,

football club, golf club and the Kenwick Park Leisure Centre also with swimming pool, golf course and an equestrian centre.

Louth has a thriving theatre, a cinema and attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. 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. Grimsby is approximately 16 miles to the north whilst Lincoln is some 25 miles to the south-west.

Viewing

Strictly by prior appointment through the selling agent.

General Information

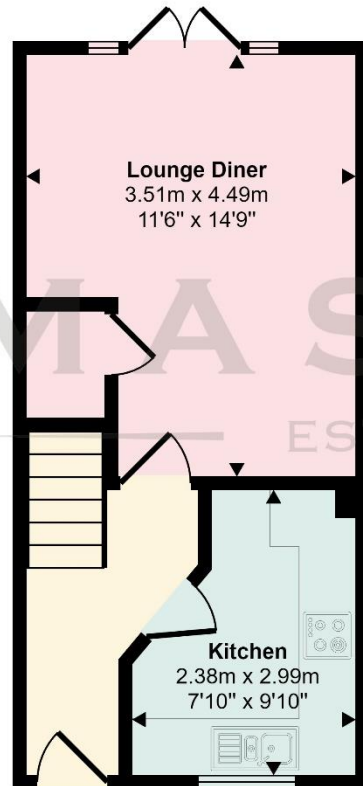
The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise 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.

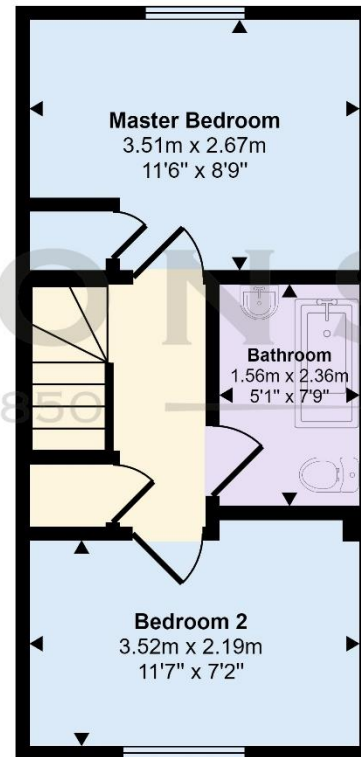


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
54 sq m / 581 sq ft

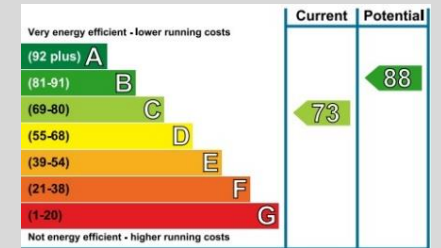


Ground Floor
Approx 27 sq m / 289 sq ft



First Floor
Approx 27 sq m / 293 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Important Notice

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