



Cullingford Way
Louth
Lincolnshire
LN11 9FN

Offers in Excess of £211,000

bettermove

Cullingford Way

Louth

Bettermove are delighted to present this beautiful three bedroom semi-detached house in Louth, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has two allocated off road parking spaces. The council tax band is to be determined. The property comes with a 10 year LABC warranty.

The interior of this well presented property comprises a spacious living room, modern open plan kitchen/diner and WC on the ground floor. The first floor consists of two bedrooms and the family bathroom while the second floor contains the master bedroom with en suite shower room. The exterior boasts a private rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Situated in the sought after town of Louth, the property is located close to a number of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from the A16 with rail connections from Cleethorpes train station.

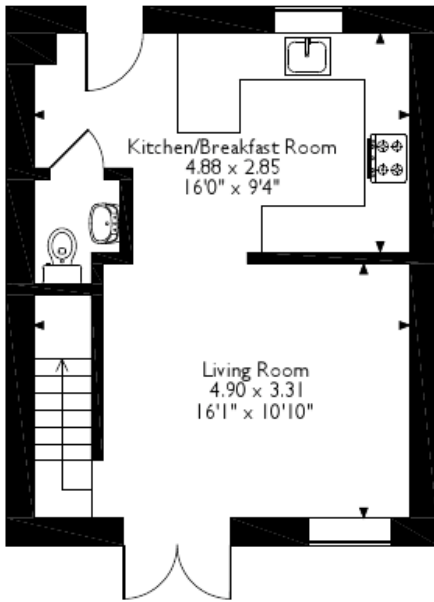
This exciting opportunity should not be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to

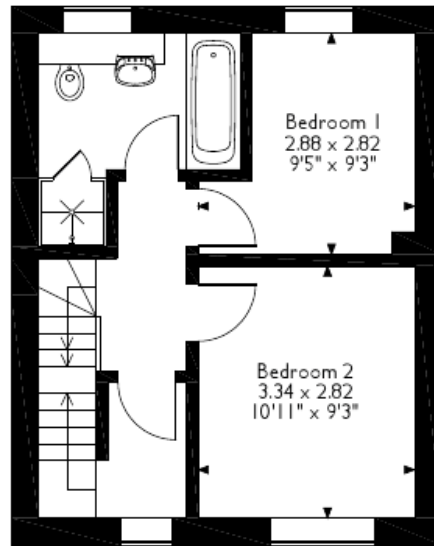


Cullingford Way, Louth, Lincolnshire

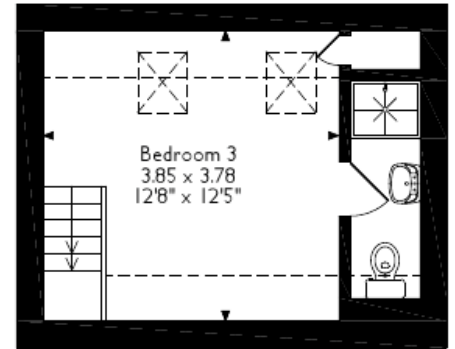
Approximate Gross Internal Area 74 Sq M/797 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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