

# 76 Lovering Ave - Loudon

3BR/1BA Ranch, 1 story

**\$165,900**

MLS#: 2830140



## HIGHLIGHTS:

- 3 BDRM 1 BATH RANCH ON 1+ ACRE
- WELL LANDSCAPED
- WALK OUT BASEMENT
- LARGE DECK
- PARTIALLY FINISHED BASEMENT
- NEWLY PAINTED ROOMS
- LARGE YARD
- ONLY 15 MINUTES TO CONCORD

Charming 3 bdrm 1 bath Ranch on 1.1 Acres. Located in a nice quiet neighborhood. Low maintenance 3 year old metal roof. Full partially finished walk-out bsmt. Nicely landscaped. Priced to sell.

## SPECIFICATIONS:

**Type:** Ranch, 1 story  
**Color:** Grey  
**Rooms:** 5  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Sq. Footage:** 1032+/-  
**Footprint:** 24 x 36  
**Garage:**  
**Lot Size (acres):** 1.10  
**Taxes/Yr.:** \$3,252/2010  
**School District:** Merrimack Valley  
**Heat System:** Baseboard/Electric, Bottled Gas  
**Exterior:** Clapboard, Wood, T-111  
**Basement:** Full, Finished, Walkout  
**Water:** Drilled Well  
**Sewer:** Private, Septic, Concrete, Leachfield, 1000gal  
**Roads:** Public, Paved  
**Electrical:** Cir. Breaker  
**Equipment:** Refrigerator, Washer, Dryer, Elec. Stove, Smoke Detectors

## INTERIOR DESCRIPTIONS:

KITCHEN	12x16.2	1	REFRIGERATOR, ELECTRIC RANGE, LOTS OF CABINET SPACE, VINYL FLOOR
LIVING ROOM	12x16	1	CARPET, PAINTED
BEDROOM #1	13x11	1	CARPET, PAINTED
BEDROOM #2	9x9.5	1	CARPET, PAINTED
BEDROOM #3		L	

## DIRECTIONS:

From Concord take 106 North, R on to Soucook Ln, R on to Lovering Ave, take another R at fork in road and home is located on left. Look for sign.

## ADDITIONAL INFORMATION:

**Road Frontage (ft):**  
**Book/Page:** 1458/829  
**Map/Lot:** 49/90  
**Year Built:** 1983



Listed By: Rodney Musto

**Countryside Realty**

563 Route 106N  
Loudon, NH 03307  
(603) 783-9300  
(603) 856-6171(c)  
rodney@countrysidenh.com

[www.CountrysideNH.com](http://www.CountrysideNH.com)

*While deemed to be accurate, the information above may be subject to errors, and omissions.*