



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



James Street

Louth  
LN11 0JR

Offers in the Region Of  
£144,950

Crofts Estate Agents of Louth are delighted to bring to the market with NO FORWARD CHAIN this deceptively large three bedroom mid terrace house. Positioned with easy access to Louths historic centre, on a local bus route and close to Louths excellent schooling this property is a reasonably sized house for the expanding family. Briefly consisting of entrance hall, lounge, open plan dining kitchen room, stairs and landing to first floor, two double and one single bedroom and newly installed stunning family bathroom. A new boiler also fitted on 24th October 2022. Keenly priced we feel this property makes a good first or second time purchase or even for a buy to let landlords with rents coming in at approximately £575 PCM.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

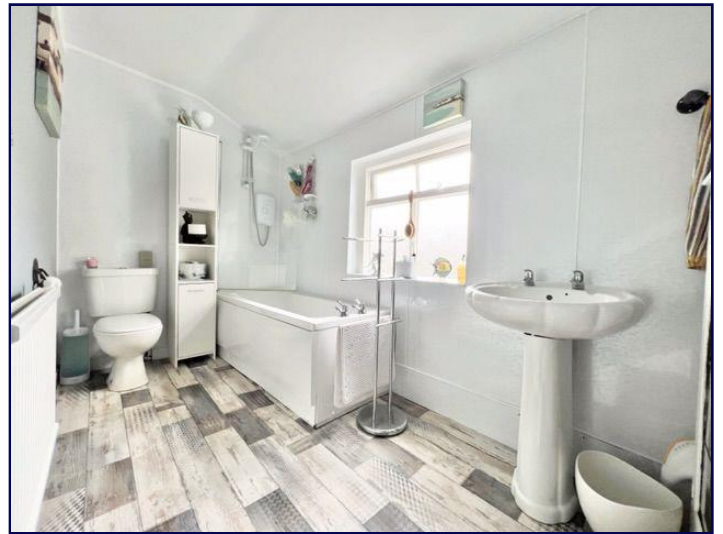
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#### Entrance hall

12' 8" x 2' 11" (3.85m x 0.89m)

The entrance has uPVC frosted door, grey and cream decor, dado rail, coving, pendant light and radiator.

#### Lounge

11' 11" x 11' 3" (3.63m x 3.43m)

The lounge has grey carpet, green and white decor with picture rail, original coving and ceiling rose, pendant light, radiator, uPVC window to the front with blind and open fire place with Roman style surround.

#### Dining room

11' 10" x 14' 5" (3.60m x 4.39m)

The dining room is open plan to the kitchen and has grey wood effect vinyl flooring, cream and grey decor with dado and coving, cream fireplace and surround, ceiling rose and pendant light, radiator, uPVC French doors and under stairs storage.

#### Kitchen

12' 0" x 5' 11" (3.66m x 1.80m)

The kitchen has white wall and base units with cream work top, grey wood effect vinyl floor, tiled splash backs, integral oven grill, electric hob, space for low level fridge and washing machine, sink drainer, a Newly installed boiler on the 24th October 2022, two uPVC windows, wood window, ceiling lights, blinds and is open to the dining room.

#### Stairs and landing

A door to the stairs has 90 degree turning staircase to the first floor, grey carpet, cream decor, uPVC window and blind to the back, over stairs storage, coving and two pendant lights.

#### Bedroom One

12' 0" x 14' 8" (3.67m x 4.47m)

With beige carpet, grey, mustard and white decor, picture rail, radiator, uPVC window and blind and pendant light.

#### Bedroom Two

11' 11" x 7' 11" (3.62m x 2.42m)

Grey and pattern decor, dado rail, beige carpet, coving, loft access, radiator, wood window and blind to rear.

#### Bedroom Three

8' 9" x 8' 6" (2.67m x 2.58m)

With grey decor with feature wall to coving, beige carpet, radiator, pendant light and wood window to landing area.

#### Family bathroom

10' 10" x 5' 8" (3.29m x 1.73m)

A new family bathroom has three piece white suite with shower over bath and glass screen. grey wood effect vinyl, radiator, frosted uPVC window, grey blue decor, splash back tiling and ceiling light.

#### Rear garden

The rear garden is of low maintenance and is laid to slab paving with fenced boundary.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

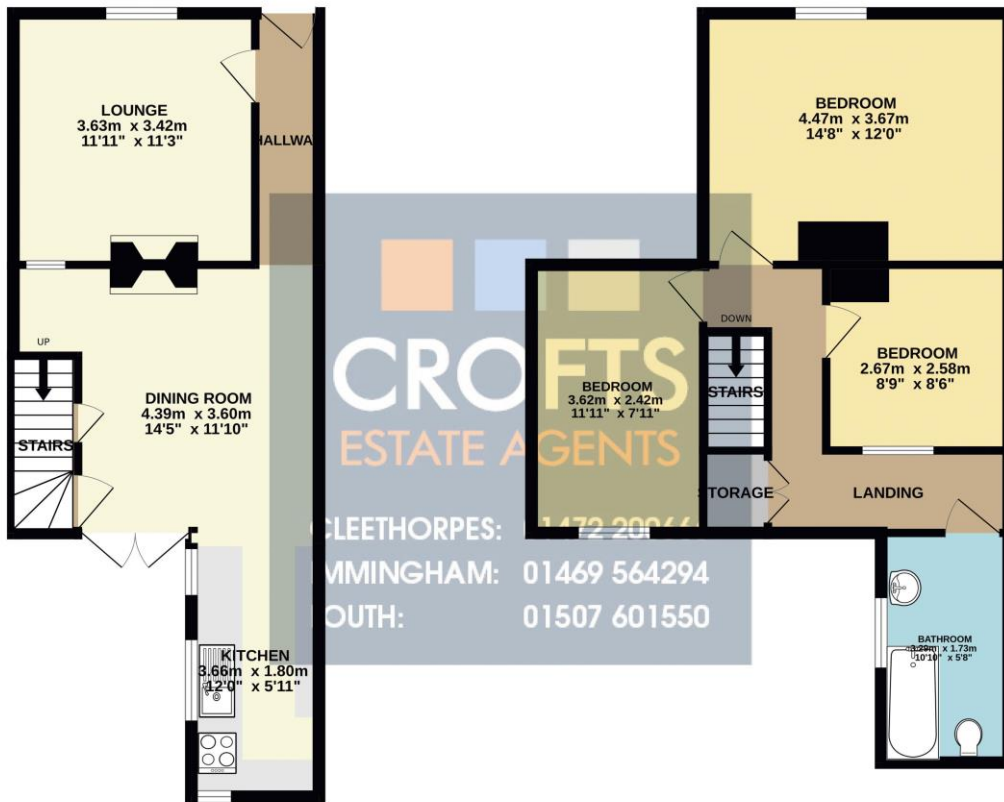
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





GROUND FLOOR  
38.3 sq.m. (412 sq.ft.) approx.

1ST FLOOR  
46.6 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA: 84.9 sq.m. (913 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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