



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



28 St. Bernards Avenue
Louth
LN11 8AA

Offers Over £185,000

Sitting proud on an elevated good sized plot of 0.08 acres is this well presented three bedroom semi detached house. Sturdily built, this former council owned property offers generous sized rooms over two floors consisting of entrance hall, kitchen breakfast room, dining room, lounge, stairs and landing, three good sized bedrooms and first floor bathroom. Parking is in abundance with four spaces to the open fronted driveway and the gardens to the rear offer generous space with concrete patio, spacious lawn area and two well built timber sheds, brick workshop and brick WC. The property is close to the excellent schooling Louth has to offer with the town centre and its amenities only a short walk away or alternatively jump on the bus which runs past the front of the property.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

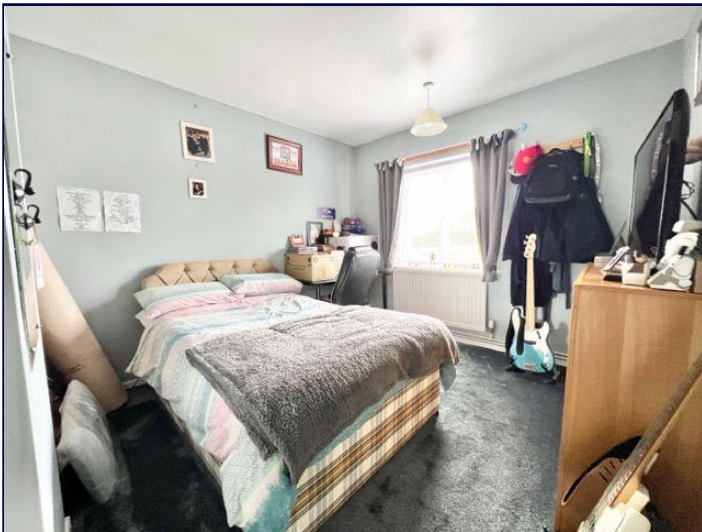
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info@croftsestateagents.co.uk

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Entrance hall

9' 11" x 3' 4" (3.01m x 1.02m)

uPVC frosted door to entrance hall that leads to stairs to first floor and downstairs living accommodation. The area has grey ceramic tiled floor, neutral decor, under stairs storage, radiator and pendant light.

Kitchen breakfast room

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

A modern grey high gloss kitchen with butchers block style work top over offers space and storage to all sides of the room with splash back returns and black metro tiling. The room has integral oven and grill, gas hob with extractor over plus space for low level fridge and washing machine. The room also has grey tiled flooring, neutral decor, two uPVC windows, uPVC frosted door to the side, radiator, breakfast bar for two and ceiling light.

Dining room

9' 11" x 8' 2" (3.02m x 2.48m)

The dining room is open plan to the lounge and has uPVC window and blind to the back, wood laminate flooring, neutral decor, radiator and pendant light.

Lounge

11' 11" x 12' 11" (3.62m x 3.94m)

The lounge has uPVC window and sliding door to the rear patio area with vertical fitted blinds, neutral decor with feature wall and

light brown carpet, radiator, pendant light and feature slate tiled fireplace with tiled hearth and log burner.

Stairs and landing

The stairs turn 180 degrees past a uPVC window with blind on the middle landing and have neutral decor, brown carpet, pendant light and loft access with pull down ladder.

Bedroom One

11' 11" x 11' 2" (3.63m x 3.41m)

The largest bedroom has grey carpet, cream and striped decor, pendant light, radiator and uPVC window with vertical blinds

Bedroom Two

11' 3" x 10' 0" (3.42m x 3.05m)

The second double room has grey carpet and grey decor, uPVC window to the rear with blind, pendant light and radiator.

Bedroom Three

10' 9" x 6' 10" (3.27m x 2.08m)

The third bedroom is a good sized single bedroom with uPVC window to the front with blind, cream decor with feature wall, blue carpet, radiator and pendant light.

Family bathroom

7' 0" x 7' 9" (2.13m x 2.35m)

The bathroom has a cream three piece bathroom suite with grey tiled floor, cream tiled splash backs, chrome towel radiator, frosted uPVC window, storage cupboard, extractor and ceiling light.

Front garden and parking

The front garden has an open fronted concrete driveway with timber fence to the sides and low wall to the sides at the front. There is space for four cars with gravel garden to the sides with uPVC door to the back.

Rear garden and patio

The rear garden has spacious concrete patio area with low fence and gate to the lawn area which has concrete path to two timber sheds, green house and covered seating area. The garden has gravel borders to the sides, 6 foot plus timber fencing to all sides and uPVC double doors to the side alley.

Outside WC

5' 6" x 2' 10" (1.68m x 0.86m)

The outside WC has white WC, and frosted window to the side.

Brick workshop

10' 7" x 7' 7" (3.22m x 2.30m)

The L shaped workshop, has a variety of possible uses and has two timber doors and frosted window to the rear,



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.

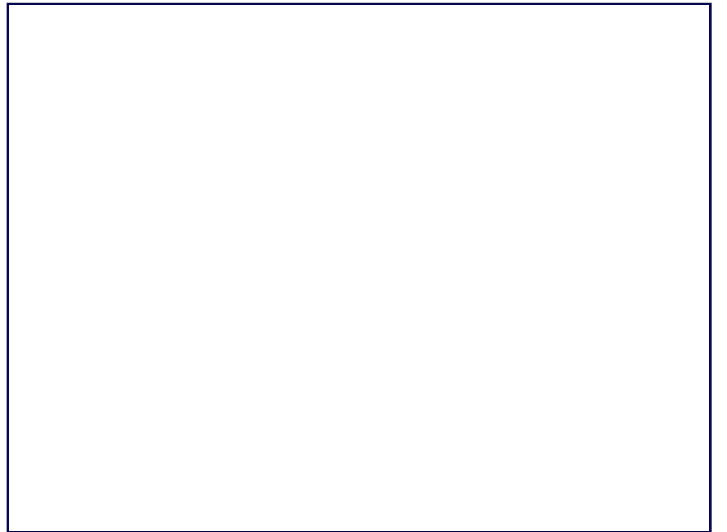
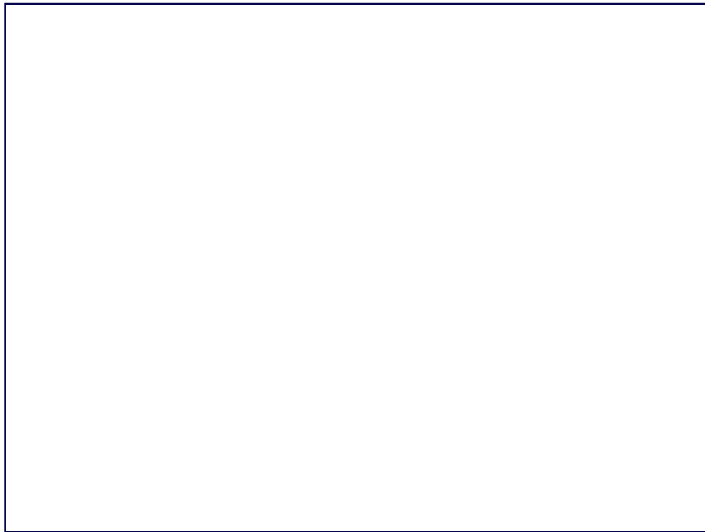
Viewings

Please contact the relevant marketing office and 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



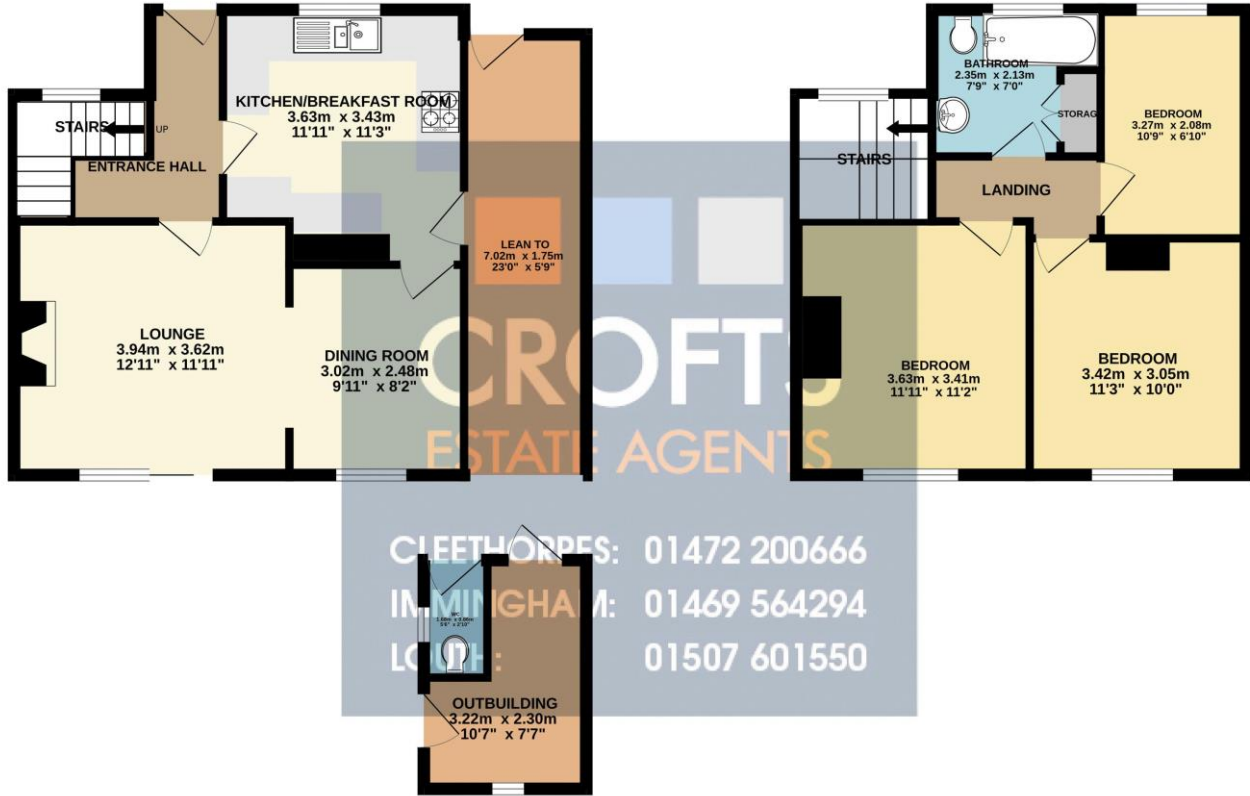


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
57.8 sq.m. (622 sq.ft.) approx.

1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



CLEETHORPES: 01472 200666
 IMMINGHAM: 01469 564294
 LONDON: 01507 601550

TOTAL FLOOR AREA : 97.1 sq.m. (1045 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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