



# 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



**High Holme Road  
Louth  
LN11 0HD**

**Offers in the Region Of  
£199,950**

NO FORWARD CHAIN. Detached bungalow located within a town centre location within the ever popular market town of Louth. Ideal for someone looking to downsize. The property does require a scheme of modernisation but will but has the great potential to make someone a lovely home. Nearby to a wide variety of local amenities and with viewing highly advised. Internal viewing will reveal the side porch, entrance hall, lounge, kitchen, dining room, two double bedrooms and the shower room. Externally there is a garage, driveway and gardens to the front and rear and the property also benefits from timber double glazing and gas central heating.

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 :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





#### Entrance Porch

11' 3" x 5' 0" (3.42m x 1.52m)

With tri aspect windows, an entrance door and door to the entrance hall.

#### Entrance Hall

With access to the loft, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

#### Lounge

11' 7" x 13' 0" (3.53m x 3.95m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Kitchen

9' 4" x 9' 9" (2.85m x 2.96m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted kitchen units with a sink and drainer, plumbing for a washing machine and an electric hob.

#### Dining Room

8' 6" x 9' 9" (2.58m x 2.97m)

The dining room has sliding patio doors to the rear elevation, a radiator and a carpeted floor.

#### Bedroom One

9' 4" x 10' 2" (2.85m x 3.11m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

#### Bedroom Two

9' 5" x 9' 9" (2.88m x 2.98m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

#### Shower Room

5' 11" x 6' 5" (1.81m x 1.96m)

The shower room has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a walk in cubicle with a mains shower.

#### Garage

The garage has an up and over door.

#### Outside

With a tidy low maintenance frontage with established shrubs. There is a driveway with access to the garage and a gate to the rear garden. The rear garden has a patio area ideal for alfresco dining, an area with established shrubs and is enclosed by perimeter fencing.

### 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 C: 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.

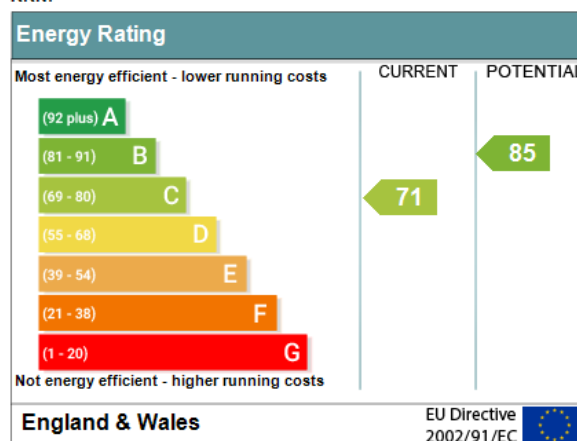
### Mortgage and Financial Advice

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.**

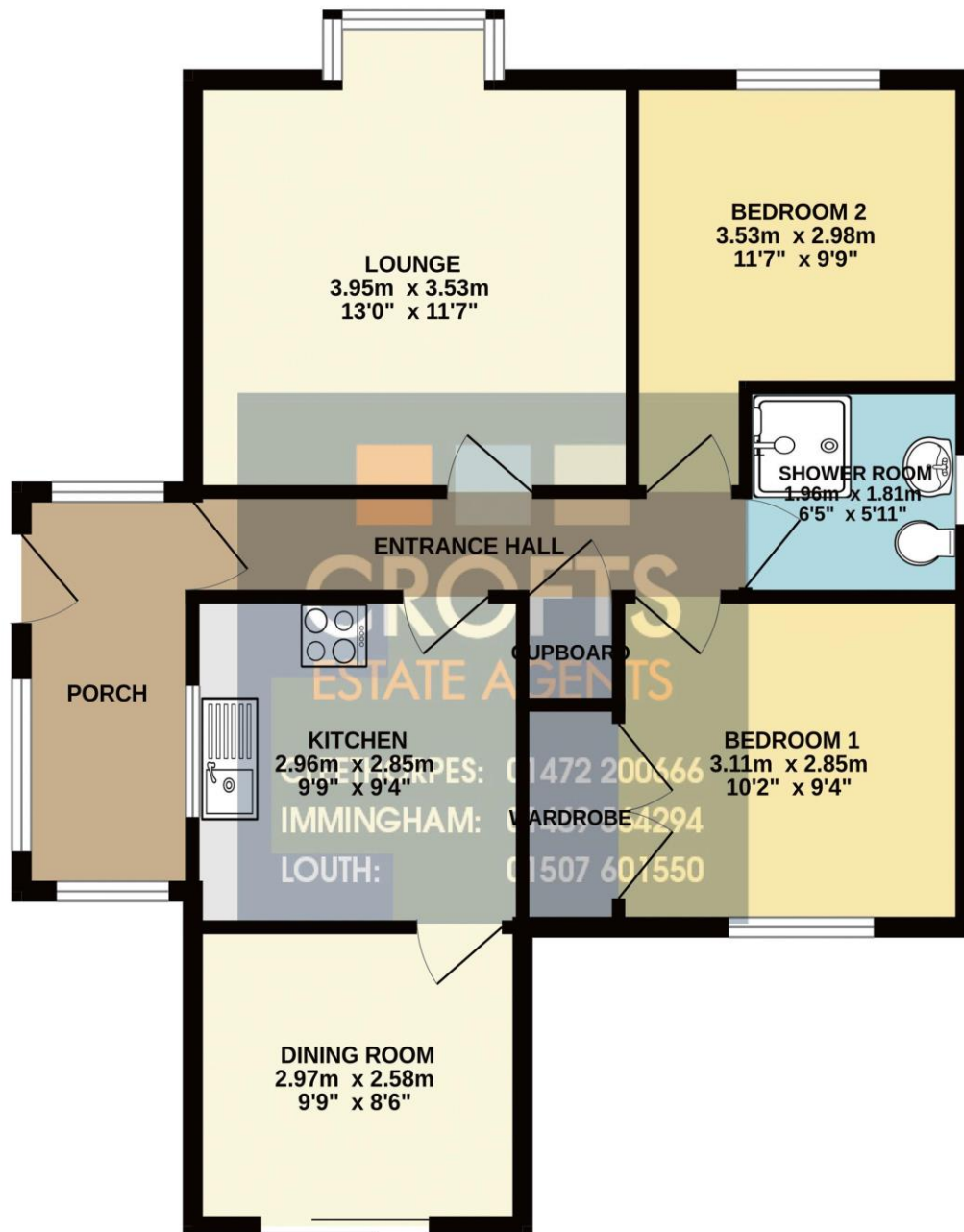
Address: 119b High Holme Road, LOUTH, LN11 0HD

RRN:





GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 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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