



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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

Only part of the property shown is for sale



**High Holme Road
Louth
LN11 0EX**

**Offers in the Region Of
£149,995**

Crofts Estate Agents of Louth are pleased to present to the market with NO FORWARD CHAIN, this superbly proportioned two bedroom first floor flat. Located only a five minute walk from market town of Louth's Town Centre and close to the hospital is this sympathetically converted property boasting superb original features including deep coving, stained glass windows, sash windows and doors. Briefly comprising, entrance porch and grand hallway entrance, lounge, dining landing, two bedrooms, kitchen and bathroom this property suits the down sizers or young professionals of the world or even the keen investor who wants a good return on investment. The property boasts a one third share in the Freehold and has low insurance costs and low maintenance costs to date. This property is well worth a viewing to be fully appreciated.

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 :

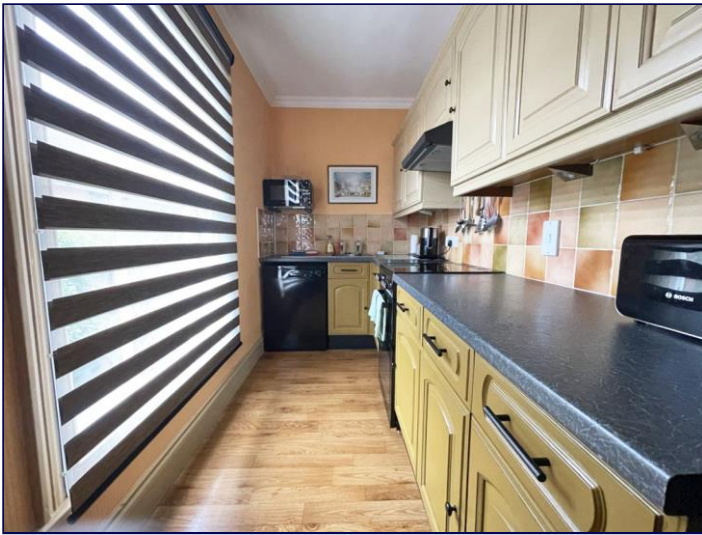
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance porch

2' 3" x 7' 0" (0.68m x 2.14m)

Wooden glazed French doors open into the entrance porch which has Minton Tiled floors.

Entrance hall

24' 6" x 7' 10" (7.47m x 2.40m)

An absolutely gorgeous grand entrance hall has superb width and space with original coving, wooden balustrade to the stairs to first floor, Minton tiled floor, under stairs storage, electric convection heater and pendant light. The original timber door and light panels still sit proudly in place with light that streams through its leaded stained windows.

Stairs and dining landing

7' 5" x 7' 10" (2.26m x 2.40m)

The original stair case has ornate timber balustrade and spindles and turns 90 degrees onto a very spacious landing that has previously been used for a dining table for 6 plus chairs. Offering new radiator, pendant light and stained glass loft hatch with roof light over.

Lounge

13' 4" x 14' 3" (4.07m x 4.34m)

A large lounge area could also make space for dining and has single sash window to the front. Attractively decorated and having carpet, picture rail, pendant light and new radiator.

Kitchen

13' 1" x 5' 6" (3.98m x 1.67m)

This pleasant fitted kitchen offers oak wall and base units to two sides with grey work top over and splash back tiling. There is an integral extractor over a free standing electric cooker, dishwasher, fridge freezer and microwave. The room has original sash window to the side, vinyl flooring, white decor and radiator. Please note the appliances will be included subject to asking price.

Bedroom One

13' 1" x 10' 2" (3.99m x 3.09m)

The largest double bedroom has original sash window to the rear and is pleasantly decorated. New radiator.

Bedroom Two

9' 9" x 9' 9" (2.97m x 2.96m)

The smaller of the two double rooms has sash window to the front and again is pleasantly presented and offers new radiator.

Shower Room

6' 7" x 7' 11" (2.00m x 2.42m)

Newly installed shower room with corner bodyjet shower unit, close coupled w.c and attractive vanity wash hand basin unit. Attractively decorated and having window to the side elevation. Central heating radiator. The storage cupboard houses the pressurised tank and plumbing for a washing machine. The washing machine in place can be included in the sale.

Front garden

The front garden entrance has slab path with block paved edging, brick walls to the side with gravel borders with planting. To the front is a timber gate to the pavement.

Tenure

Believed to be Share of 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.

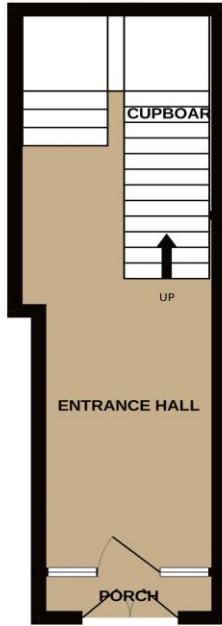
Mortgage and Financial Advice

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

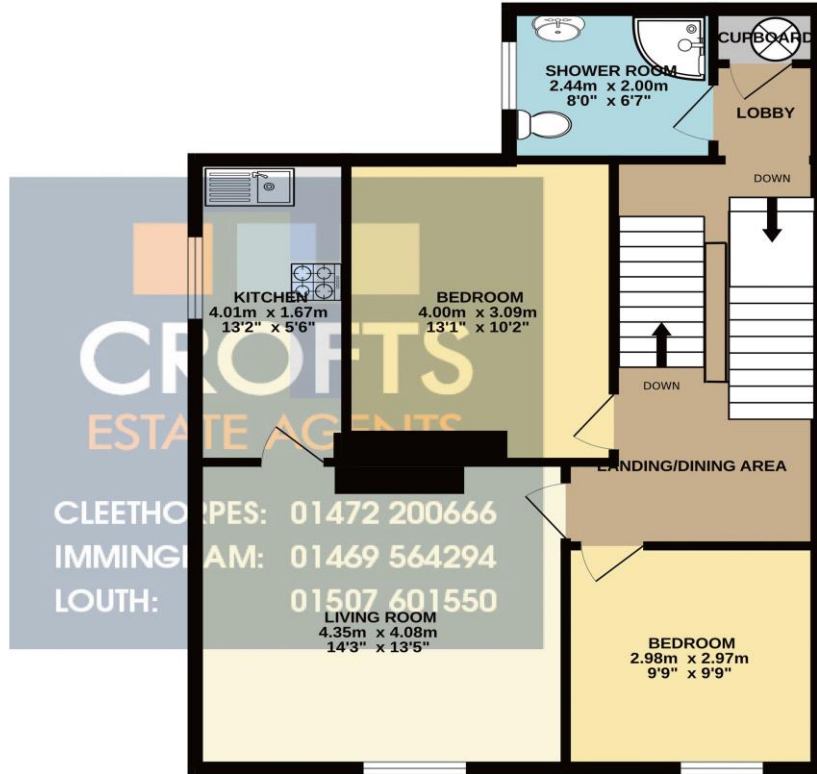
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
18.2 sq.m. (198 sq.ft.) approx.



1ST FLOOR
64.9 sq.m. (699 sq.ft.) approx.

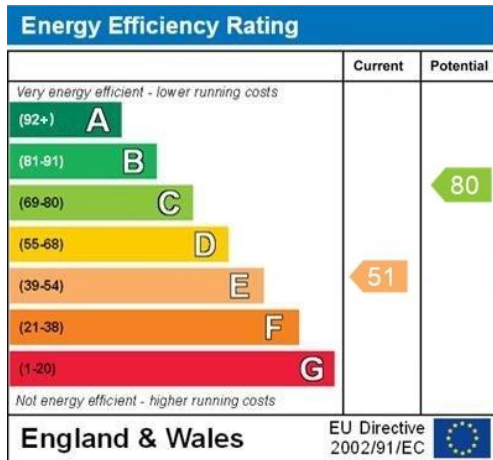


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TOTAL FLOOR AREA : 83.2 sq.m. (895 sq.ft.) approx.

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.
Made with Metroplan 5/2024



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