



CROFTS ESTATE AGENTS

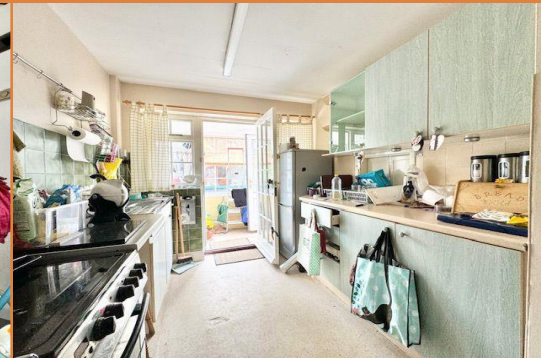
PASSIONATE ABOUT PROPERTY

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



**3 Mews Cottages James
Street
Louth
LN11 0JW**

**Offers in the Region Of
£120,000**

Making the perfect first time buy starter home or buy to let investment property, this deliciously cute two bedroom comes to the open market with NO FORWARD CHAIN on the sellers side. Benefitting from off road parking and situated only a short walk from the centre of the historic market town of Louth, the property has the best of both worlds. The property briefly consists of entrance hall, kitchen, utility entrance to rear, open plan lounge and dining room, to the ground floor with stairs and landing to two double bedrooms and family bathroom with shower over bath. The south facing rear garden is low maintenance tarmac and is open plan to the parking space.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance hall

9' 7" x 6' 0" (2.93m x 1.83m)

The entrance hall has open areas stair case to first floor, cream decor, pattern carpet, pendant light, radiator with wood door and single glazed window to short covered porch with tiled floor and white decor.

Kitchen

10' 4" x 8' 0" (3.15m x 2.45m)

The kitchen has green wall and base units to two sides with light wood work tops and sink drainer over. The room has light brown and green splash back tiling, space for cooker and tall fridge freezer, wood window and door to the rear, strip light and light brown vinyl floor.

Utility entrance

3' 10" x 7' 10" (1.18m x 2.39m)

with uPVC door and windows the rear entrance has plumbing and space for washing machine and dryer.

Lounge

13' 5" x 10' 6" (4.10m x 3.20m)

Open plan to the dining room the larger lounge has window to the front, brown and cream decor with plate rail, light brown carpet, pendant light, beamed ceiling and radiator.

Dining room

7' 10" x 8' 6" (2.38m x 2.60m)

Open plan to the lounge the dining area has single glazed window to the rear, light brown carpet, brown and cream decor with plate rail and beamed ceiling, pendant light, radiator and serving hatch from the kitchen

Stairs and landing

The open tread stairs lead to a small landing with pendant light, storage cupboard, cream decor, carpet and loft access.

Bedroom One

10' 6" x 13' 6" (3.20m x 4.11m)

A large double bedroom to the front of the property has wood single glazed window, rose pink carpet, pink and cream decor, radiator, pendant light and built in storage cupboard.

Bedroom Two

10' 7" x 8' 3" (3.23m x 2.52m)

A double bedroom has glazed window to the rear, rose pink carpet, blue decor, built in storage cupboards, pendant light and radiator.

Family Bathroom

5' 6" x 8' 1" (1.68m x 2.47m)

The bathroom has three piece suite with shower over bath cloudy cream splash back tiling, cream vinyl floor, frosted glass window, shaver point, ceiling light and radiator.

Rear garden and parking

The south facing rear garden is an open area of tarmac with access across to the neighbour to the side. The area has space at the back for a parking space which currently has a wood summer house on and space for garden furniture.

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.

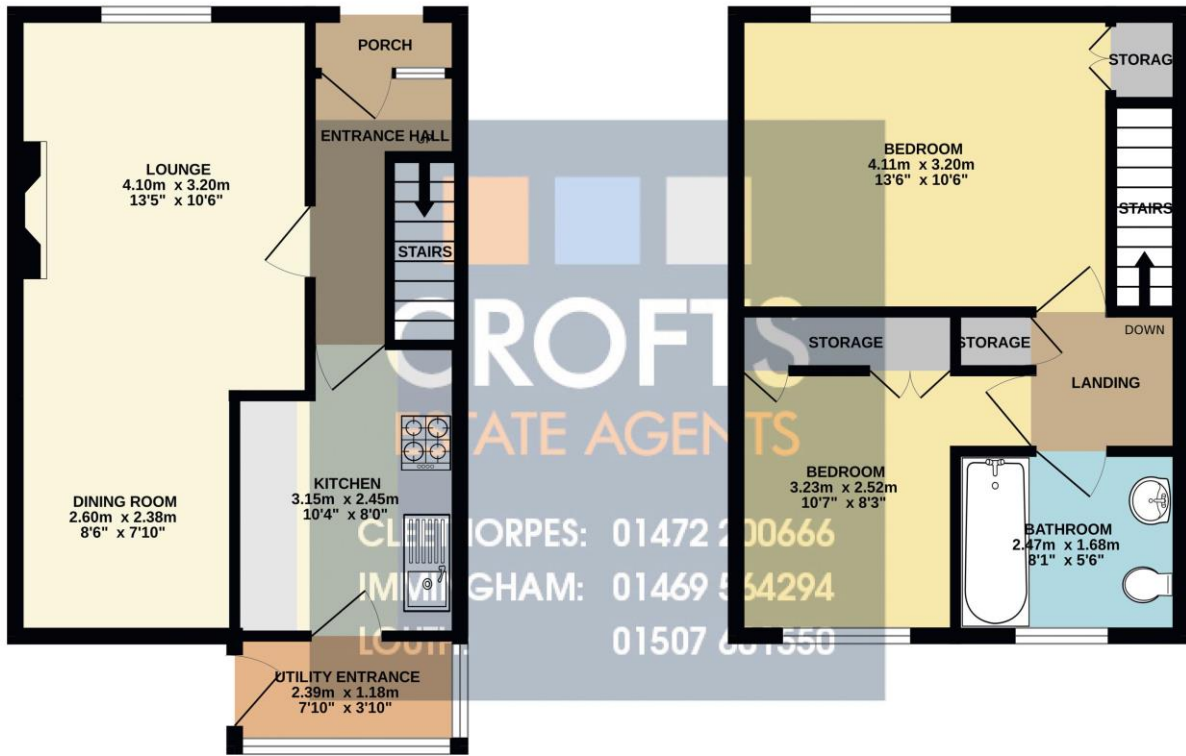
Council Tax Information

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



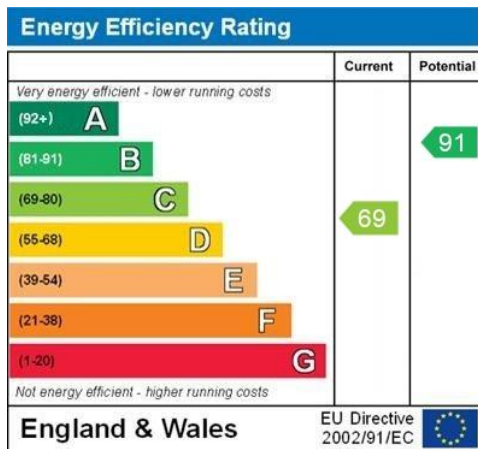
GROUND FLOOR
34.9 sq.m. (375 sq.ft.) approx.

1ST FLOOR
32.3 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (723 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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