



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



**Mount Pleasant Avenue
Louth
LN11 9DH**

**Offers in the Region Of
£159,950**

Coming to the market with NO FORWARD CHAIN and superbly presented for a quick sale is this delightful well built three bedroom mid terrace house. Perfect for the first time buyer or landlord type investor, this property briefly consists of entrance hall, lounge, open plan kitchen diner, rear lobby, ground floor bathroom with shower over bath and three well proportioned bedrooms to the first floor this property ticks a lot of boxes for a very competitive price. As well as the good internal space this property has great outdoor space with large well presented lawn gardens to the rear with patio area plus space to the front which could be converted to an off road parking bay with the correct permissions. The property lays only a short walk from Louth Town Centre, good schools and bus transport links.

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 :

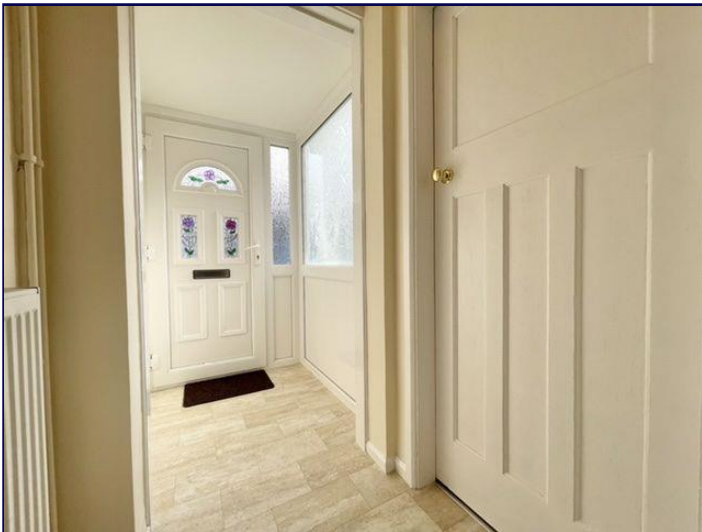
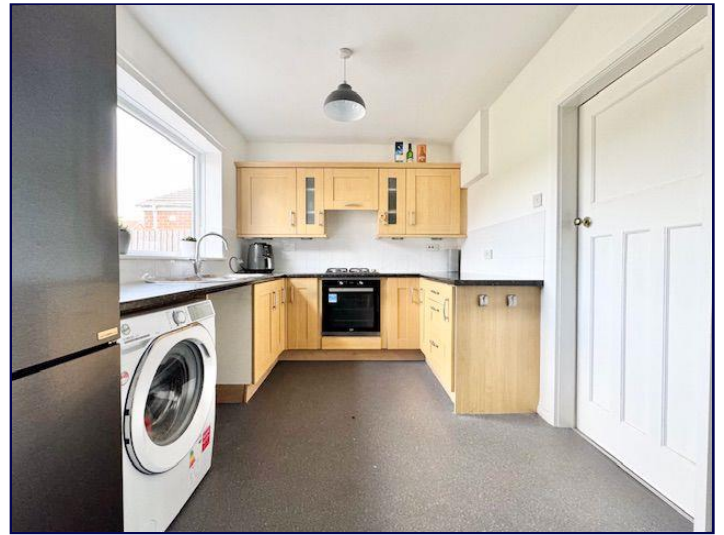
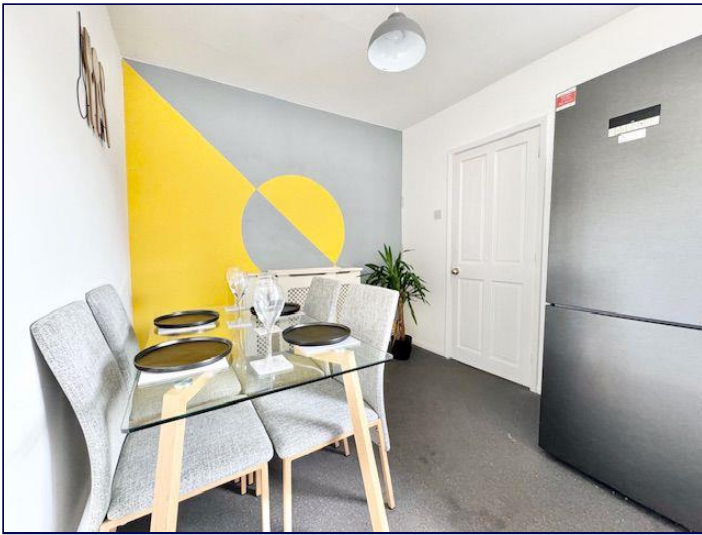
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

8' 3" x 4' 0" (2.51m x 1.23m)

An extended entrance hall has uPVC frosted front door plus two frosted windows to the front with cream decor and cream tile effect vinyl floor to the inside plus radiator and pendant light. Stairs lead to the first floor...

Lounge

13' 3" x 13' 9" (4.04m x 4.18m)

A beautifully presented lounge has beige carpet, fresh cream decor, uPVC window to the front, white Roman style fire surround with gas fire and black granite inset and hearth. The room has radiator, pendant light and under stairs storage.

Kitchen dining room

8' 4" x 16' 10" (2.55m x 5.14m)

The kitchen diner is a great place which offers space for a good sized table and chairs to one end of the room and kitchen to the other. The kitchen offers a good range of wooden wall and base units with charcoal work top over, one and a half sink drainer, white tiled splash backs, cream decor, integral gas hob with extractor over and electric oven grill. There is space for a tall fridge freezer plus space under the units for washing machine and dishwasher. The room has grey vinyl floor, uPVC window to the back garden, radiator with cover and two pendant lights.

Rear lobby

2' 10" x 6' 0" (0.87m x 1.83m)

With uPVC frosted door to the rear patio area, storage cupboard, grey vinyl flooring, ceiling light and cream decor.

Bathroom

6' 8" x 5' 5" (2.03m x 1.64m)

The ground floor bathroom has white three piece bathroom suite with shower over bath having bi-folding glass shower screen. The room is fully tile in black and white tiles to upper and lower areas, there is a frosted uPVC window, chrome towel radiator, extractor, grey vinyl flooring, ceiling light and loft access.

Stairs and Landing

Turning 90 degrees the stairs twist to a short landing which has carpet and fresh cream decor. the area has loft access and pendant light.

Bedroom One

10' 6" x 13' 9" (3.21m x 4.20m)

Bedroom one has a beige carpet and pale grey decor and still features the original cast iron fireplace. The room has uPVC window to the front with blind, radiator, storage cupboard, coving and pendant light.

Bedroom Two

11' 4" x 8' 7" (3.45m x 2.61m)

The second bedroom is a good size and has new beige carpet, blue and cream decor, uPVC window to the rear, radiator, coving and four way ceiling light.

Bedroom Three

8' 1" x 8' 0" (2.47m x 2.43m)

Another decent sized single bedroom has striped walls ready for decor, beige carpet, uPVC window to the rear, radiator, coving, blind and pendant light.

Rear garden

The south west facing rear garden is a really good size with secure fencing to all sides and small concrete and crazy paved patio area to the back of the house. The lawn area has barked borders to the sides with area to the bottom of the garden an ideal spot for an outbuilding or patio.

Front garden

A neat small front garden is simply laid to lawn with concrete path to the front door and timber picket fencing to all sides. The garden with the correct permissions could make a parking space for one car if desired.

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

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

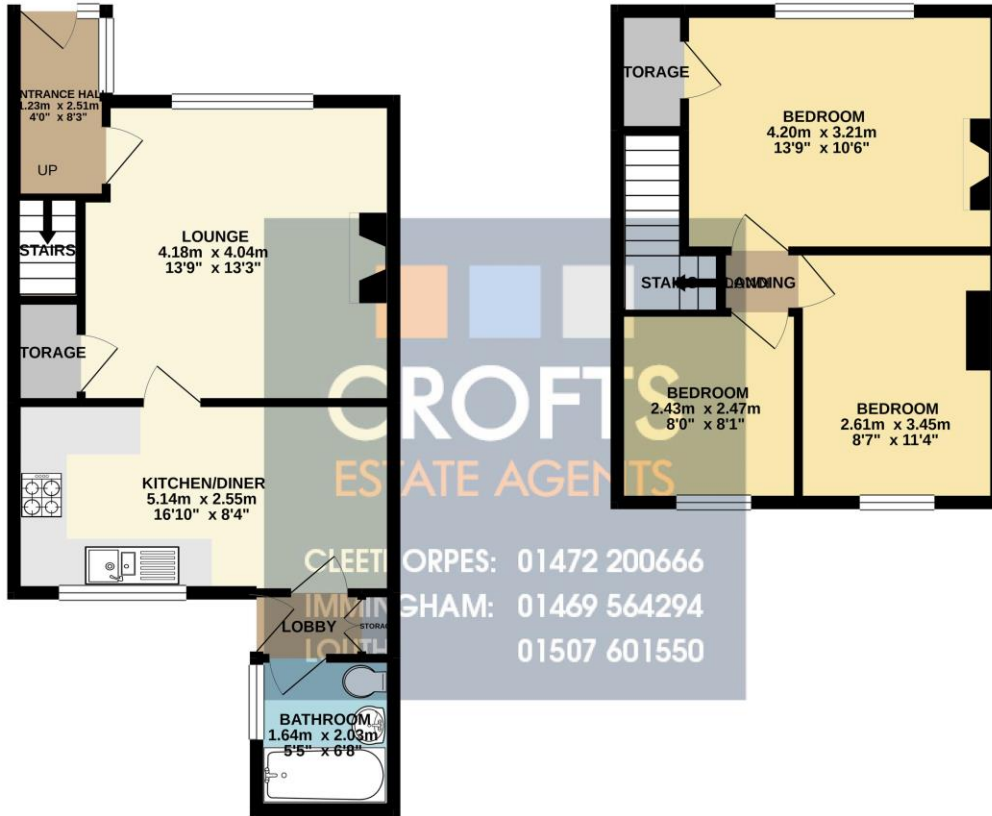
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



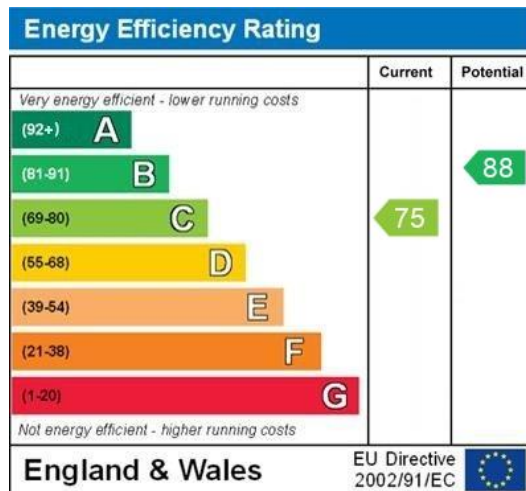
GROUND FLOOR
39.7 sq.m. (428 sq.ft.) approx.

1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA: 72.4 sq.m. (780 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 Metropac v2021



WWW.EPC4U.COM

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.