



# CROFTS ESTATE AGENTS

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



## Newbridge Hill

Louth  
LN11 0NQ

Offers in the Region Of  
£235,000

Early viewing is highly advised on this well presented three storey 3/4 bedroom town house located within this popular part of Louth with an Aldi store across the road so therefore ideal for that quick shop. Attractively presented, this lovely property has street parking to the front, but also an allocated parking space and garage to the rear. Offering the benefits of gas central heating and uPVC double glazing, the property briefly comprises entrance hallway, open plan sitting/dining kitchen, utility and cloakroom. To the first floor there is the first of the landings, family bathroom, living room or possible fourth bedroom and a well proportioned double bedroom. To the second floor you find two further double bedrooms with ensuite shower room to the main bedroom. Open plan frontage with street parking, and to the rear there is enclosed garden which enjoys a southerly facing aspect and has patio area and artificial lawn. Gated access to the rear which leads to a allocated parking space and a garage to the rear which also has a personal door from the garden. Viewing is highly advised on this lovely home.

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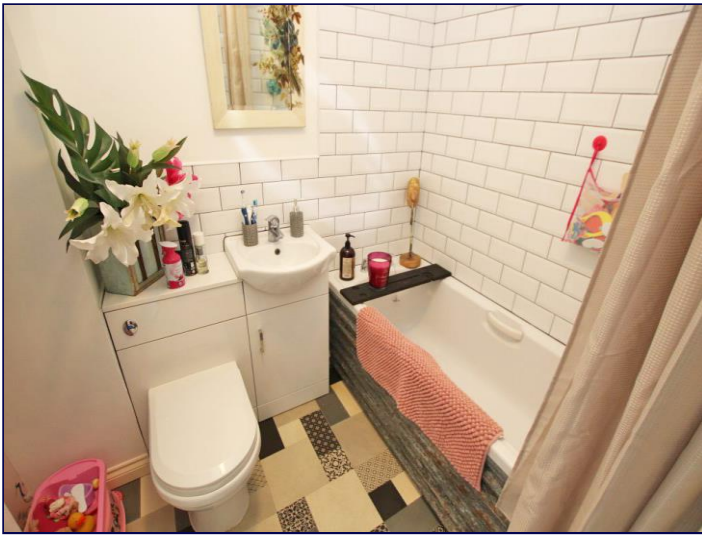
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#### Entrance Hallway

17' 2" x 5' 9" (5.243m x 1.763m)

Composite entry door to the front elevation. Central heating radiator. Laminate flooring. Staircase to the first floor accommodation.

#### Sitting Room

9' 10" x 9' 3" (2.987m x 2.822m)

Open plan to the kitchen, the sitting/family area has a uPVC double glazed window to the front elevation. Central heating radiator.

#### Kitchen Diner

16' 0" x 9' 4" (4.877m x 2.833m)

uPVC double glazed window to the rear. Offering an excellent range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Electric cooker point with brushed steel chimney extractor over. Integrated dishwasher. Space for a fridge freezer. Tiled flooring. Central heating radiator. Splashback tiling.

#### Utility

5' 4" x 5' 9" (1.635m x 1.743m)

Offering composite rear entrance door, the utility has work surfacing with plumbing for a washing machine below and an adjoining larder unit. Wall mounted Baxi gas boiler.

#### Cloakroom

2' 10" x 5' 9" (0.863m x 1.745m)

Central heating radiator. Fitted with a w.c and corner wash basin. Fitted extractor.

#### First Floor Landing

Central heating radiator.

#### Living Room

9' 11" x 15' 7" (3.012m x 4.750m)

A versatile space that can be used as a formal living room or a possible fourth bedroom for those wishing to do so. Central heating radiator. Two uPVC double glazed windows to the front elevation.

#### Bedroom Three

8' 7" x 15' 7" (2.626m x 4.749m)

Two uPVC double glazed windows to the rear aspect. Laminate flooring., Central heating radiator.

#### Family Bathroom

Fitted with a w.c and wash hand basin set into a modern unit and a panelled bath with thermostatic shower over. Splashback tiling. Central heating towel radiator. Fitted extractor.

#### Second Floor Landing

Airing cupboard. Central heating radiator. Loft access.

### Bedroom One

15' 7" x 10' 2" (4.756m x 3.093m)

Two uPVC double glazed windows to the front elevation. Central heating radiator.

### Ensuite to Bedroom One

7' 0" x 5' 10" (2.123m x 1.770m) max

Equipped with shower cubicle, close coupled w.c and a vanity wash hand basin. Splashback tiling. Two pin plug socket. Fitted extractor. Central heating radiator.

### Bedroom Two

9' 0" x 15' 7" (2.731m x 4.76m)

Two uPVC double glazed windows to the rear elevation. Central heating radiator.

### Outside

Open plan frontage and enclosed rear garden which enjoys a southerly facing aspect and had patio area and artificial lawn ideal for those whom like to entertain from home. Storage area down the side of the property. Rear gated access which leads out to an allocated parking space at the side of the garage.

### Garage

19' 2" x 9' 1" (5.834m x 2.774m)

With personal door leading from the garden, the garage has an up and over door to the rear aspect. Internal light and power. Peaked roof with roof storage.

### 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.

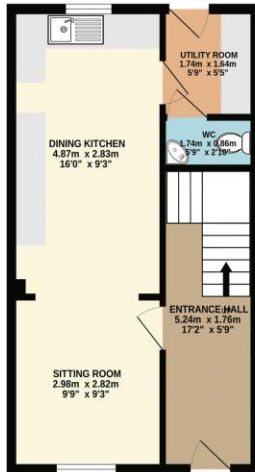
### Mortgage and Financial Advice

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.**



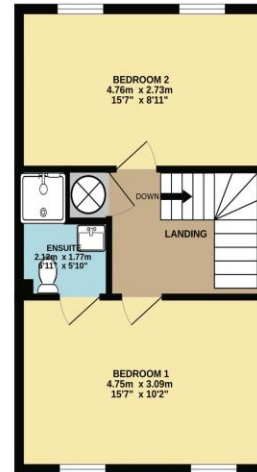
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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