



# CROFTS ESTATE AGENTS

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



**30 James Street  
Louth  
LN11 0JW**

**Offers in the Region Of  
£145,000**

Coming to the market with NO FORWARD CHAIN is this superbly positioned three bedroom mid terrace house. Only a short walk from the town centre with its amenities and transport links, this property either makes a great first time buy or buy to let investment with rents coming in at approximately £650 for this type of property. Briefly comprising lounge, small lobby, large dining room, galley style kitchen and bathroom to the ground floor, the property has two large double bedrooms and smaller single to the first floor with the third bedroom coming off the second room. Outside the property boasts a south facing low maintenance rear garden with two brick outbuildings providing storage and potential to convert. A great buy in an improving conservation area.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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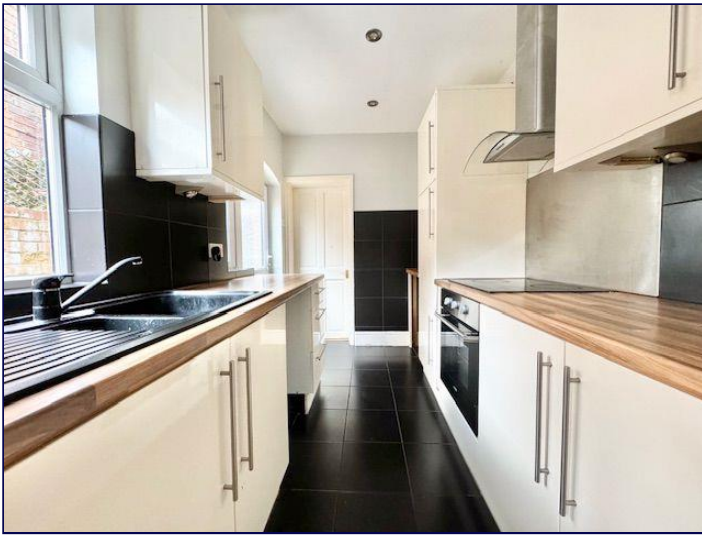
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### Lounge

10' 11" x 11' 4" (3.33m x 3.46m)

With uPVC frosted door from the street and uPVC window the lounge has wood laminate flooring, grey decor with feature wall, pendant light and radiator.

### Dining room

12' 10" x 11' 5" (3.91m x 3.47m)

The dining room is bigger than the lounge and can be flexible in its use and has uPVC window to the rear, grey decor with feature wall, wood laminate flooring, under stairs storage cupboard, wall cupboard, radiator and pendant light.

### Kitchen

10' 4" x 6' 7" (3.15m x 2.01m)

The galley kitchen has a range of cream wall and base units to two sides with wood effect work tops over and black sink drainer. There is an integral oven grill, electric hob with glass and stainless steel extractor over, fridge and space for washing machine and dishwasher. There are black splash back tiles and brown tiled floor, grey decor, three down lights, two uPVC windows and frosted uPVC door.

### Bathroom

4' 11" x 6' 6" (1.49m x 1.99m)

A ground floor bathroom has white three piece bathroom suite with white splash back tiles to all the walls, cream tiled floor, radiator, frosted uPVC window, extractor and ceiling light.

### Stairs and landing

The stairs rise and split to the two main bedrooms and have neutral decor and carpet plus pendant light.

### Bedroom One

11' 0" x 11' 5" (3.35m x 3.48m)

The front bedroom has grey carpet, grey decor, pendant light, uPVC window and blind, storage cupboard and radiator.

### Bedroom Two

13' 0" x 11' 5" (3.97m x 3.47m)

A second large double bedroom has grey decor, grey carpet, radiator, pendant light, uPVC window to rear and original cast iron fireplace.

### Bedroom Three

11' 7" x 6' 8" (3.52m x 2.04m)

Coming off bedroom two, this room has grey carpet, pink decor, uPVC window, pendant light, built in storage cupboard and radiator.

**Rear garden**

A York stone path leads to the south facing rear garden laid to concrete with two brick outbuildings to the back, picket fence to the front with wall boundaries to the sides. NB next door has a right of way across the garden.

**Outbuilding 1**

5' 3" x 8' 0" (1.60m x 2.45m)

A good size brick outbuilding is handy and has potential for conversion. With corrugated roof and timber door.

**Outbuilding 2**

5' 4" x 3' 1" (1.63m x 0.95m)

A smaller brick building with corrugated roof and timber door, ideal for 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 and all viewings are strictly by appointment only please.

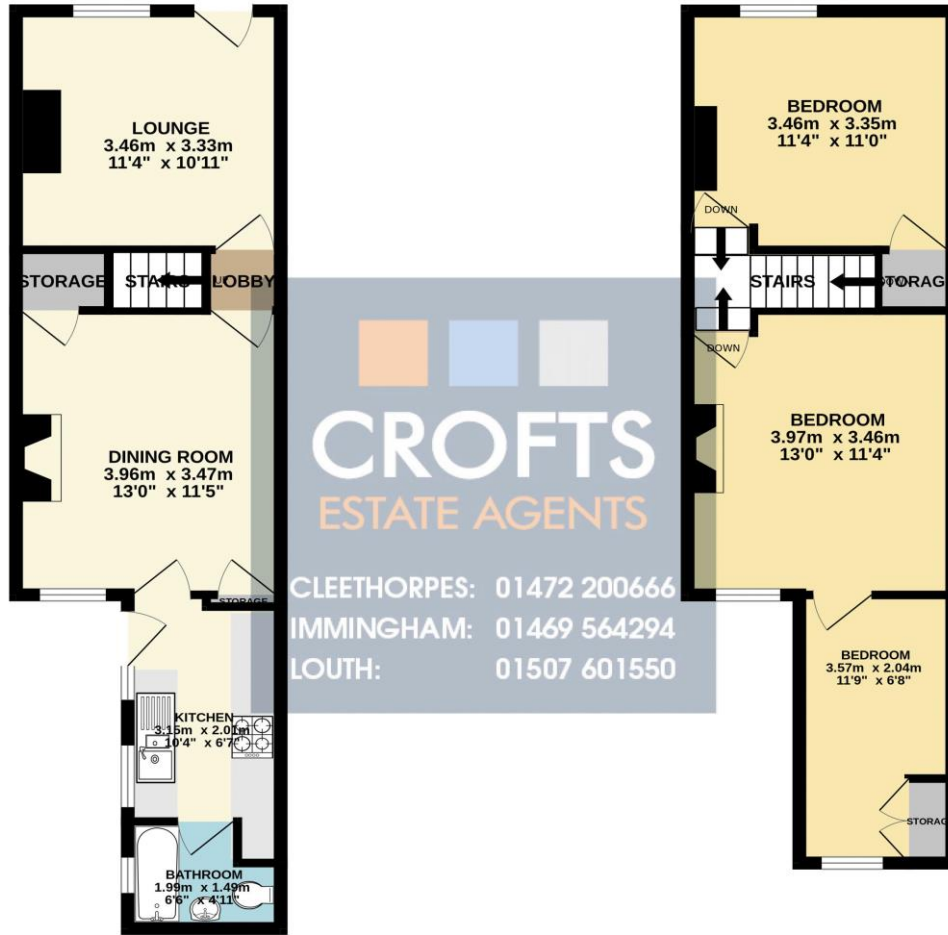
**Council Tax Information**

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



GROUND FLOOR  
36.3 sq.m. (390 sq.ft.) approx.

1ST FLOOR  
34.8 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA: 71.1 sq.m. (765 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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