



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



Westgate

Louth
LN11 9YW

Offers in the Region Of
£159,950

NO FORWARD CHAIN - GROUND FLOOR - PARKING - COMMUNAL GARDENS - A great opportunity to purchase a quirky and unique property which is located within a highly desirable part of the popular market town of Louth. Suiting a range of buyers, this property is expected to be popular and comes with viewing highly advised. The current owner has carried out a fantastic upgrade of the property throughout with a new kitchen, bathroom and decor. Nearby to local amenities and also Hubbards Hills. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, two bedrooms and the four piece bathroom. Externally there are communal gardens, off road parking and the property also benefits from double glazing and gas central heating.

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 :

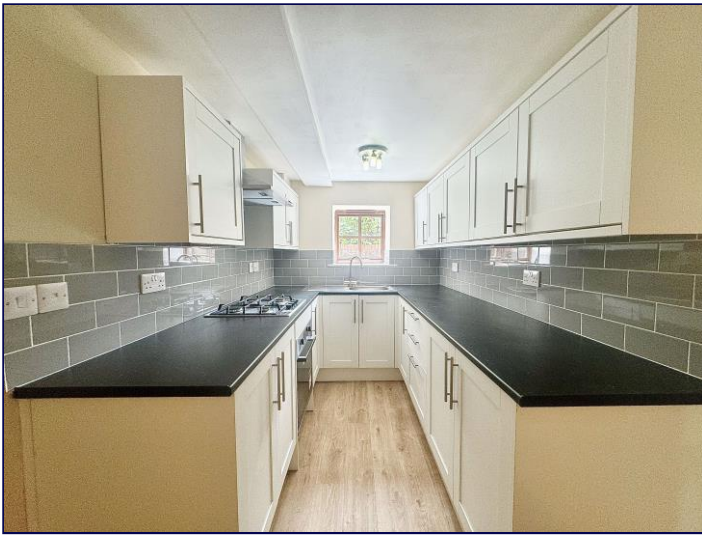
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

A spacious entrance hall with a window to the side elevation, a radiator and a carpeted floor.

Lounge

13' 3" x 13' 3" (4.05m x 4.04m)

The lounge has two windows to the rear elevation, a radiator and a carpeted floor. There is also a brick feature fire place with media storage.

Kitchen/Diner

6' 6" x 17' 9" (1.99m x 5.40m)

The kitchen-diner has dual aspect windows to the front and rear elevation, a radiator and vinyl flooring. There is also modern fitted kitchen with plenty of counter space, a sink and drainer with complimentary tiling and an electric oven and gas hob with an extractor over.

Utility room

8' 7" x 5' 9" (2.62m x 1.76m)

The utility room has a radiator, vinyl flooring, plumbing for a washing machine and wall mounted shelving.

Bedroom One

13' 0" x 11' 2" (3.96m x 3.41m)

Bedroom one has a window to the side elevation, a radiator and a carpeted floor.

Bedroom Two

8' 3" x 8' 2" (2.52m x 2.48m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

14' 0" x 6' 2" (4.26m x 1.88m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a superb FOUR piece suite with a WC, basin, bath and a shower cubicle with a mains shower.

Outside

With beautiful communal gardens and a lovely place for a patio set, this is a truly lovely setting and will not disappoint. There is also off road parking.

Tenure

Believed to be Leasehold, 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.

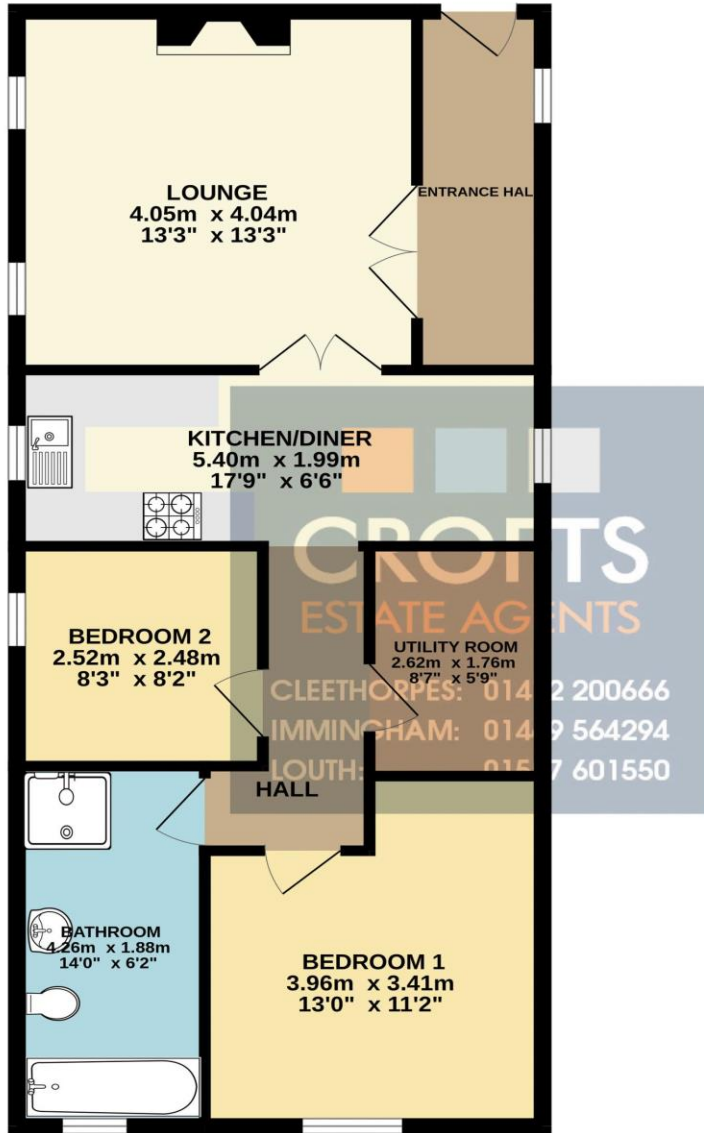
Mortgage and Financial Advice

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
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 66.4 sq.m. (715 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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