



CROFTS ESTATE AGENTS

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



**60 High Holme Road
Louth
LN11 0EY**

**Offers in the Region Of
£145,000**

Well presented two double bedroom mid terrace property situated within this well regarded residential area of Louth. This lovely first time buy or potential investment property is on busy hourly bus routes to and from Grimsby and is also close to the hospital for workers there, excellent schools and the town centre. Internally the property briefly comprises entrance hallway, lounge, dining room, kitchen, first floor landing and two double bedrooms with the bathroom being accessed via the rear bedroom, the owners have toyed with separating the bedroom from the bathroom with a corridor and this can be done a reasonable cost. Outside the property has south west facing rear gardens with patio, extensive lawn, landscaped borders and brick outbuildings including brick storage, outside WC and timber shed. To the front the property has neat low maintenance gardens. A great house for a reasonable price!

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 :

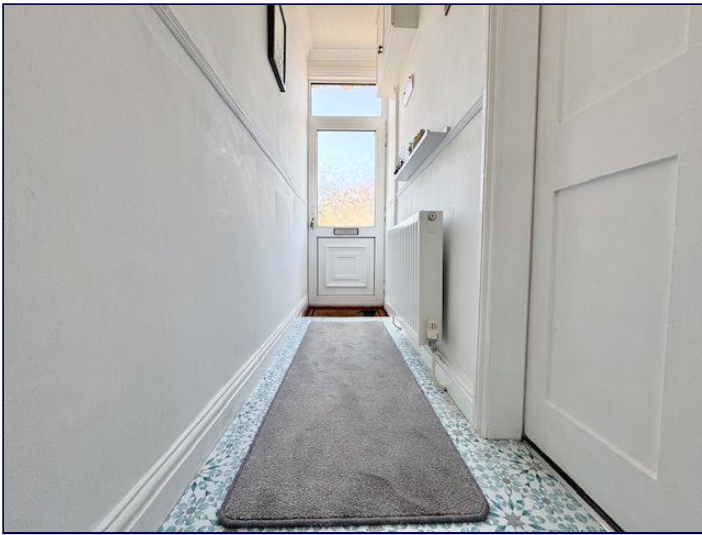
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Entrance Hallway

11' 9" x 2' 7" (3.57m x 0.80m)

Offering uPVC frosted door to the front elevation with overhead glazed panel. Dado rail to the walls. Central heating radiator. Tile effect vinyl floor. White decor to coving.

Lounge

11' 5" x 10' 11" (3.49m x 3.34m)

A well presented reception room with uPVC double glazed window to the front elevation. Original coving to the ceiling. Central heating radiator. Wall mounted electric fire with surround. Ceiling rose with pendant light, grey carpet and white decor.

Dining Room

11' 11" x 11' 9" (3.63m x 3.57m)

Pleasant cream decor and grey carpet and having uPVC double glazed window to the rear elevation. Decorative fireplace with open recess and having surround. Central heating radiator. Dog leg staircase with useful storage cupboard beneath. Second storage cupboard to the side of the chimney breast.

Kitchen

10' 3" x 6' 1" (3.128m x 1.860m)

Offering uPVC double glazed window and frosted uPVC door to the side elevation, the kitchen is fitted with a good complement of grey wall and base units with contrasting granite effect roll edged work surfacing with inset stainless steel sink and drainer. Grey tiled splash back. Space for cooker, extractor over, low level fridge and washing machine. Tile effect vinyl floor, ceiling light and coving.

Stairs and landing

Neutral decor and carpets plus pendant light.

Bedroom One

11' 6" x 14' 4" into wardrobe (3.497m x 4.366m)

A large double bedroom located to the front elevation and having uPVC double glazed window. Central heating radiator. Built in wardrobes to the chimney breast recesses. Grey carpet and grey decor plus pendant light.

Bedroom Two

12' 0" x 11' 2" (3.661m x 3.406m)

uPVC double glazed window to the rear elevation. With grey carpet, white decor to coving and having storage cupboard. Central heating radiator. Pendant light. The bedroom can be sectioned off to create a corridor to the bathroom to make bedroom 2 private quite cost effectively.

Bathroom

10' 3" x 6' 2" (3.121m x 1.891m)

Modern white suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with glass shower screen and having shower over. Cloudy brown splash back tiling. Central heating radiator. Fitted extractor. uPVC frosted double glazed window to the side elevation. Ceiling light. Off white decor. Tile effect vinyl floor.

Rear garden

The south west facing rear garden has concrete patio to the back of the house with path to the lower part of the garden where there is low maintenance gravel and timber shed which has power and light. In between there is well maintained lawn with landscaped soil borders.

Front garden

With path to door, low maintenance garden with soil and gravel borders. there is a walled garden with iron gate to pavement.

Storage shed

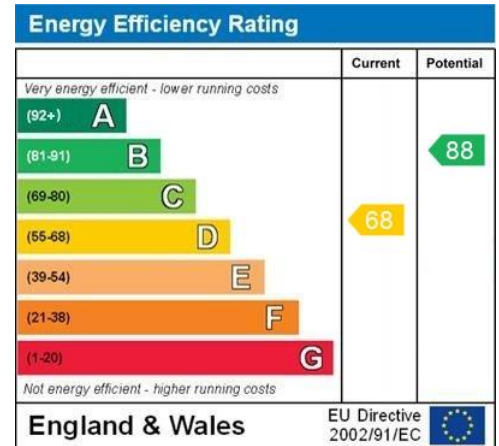
3' 8" x 4' 9" (1.12m x 1.46m)

Birch shed ideal for tall freezer and has power and light.

Outside WC

3' 1" x 5' 1" (0.95m x 1.55m)

With white decor, brown carpet tile, white WC and matching sink, ceiling light and houses the boiler.



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



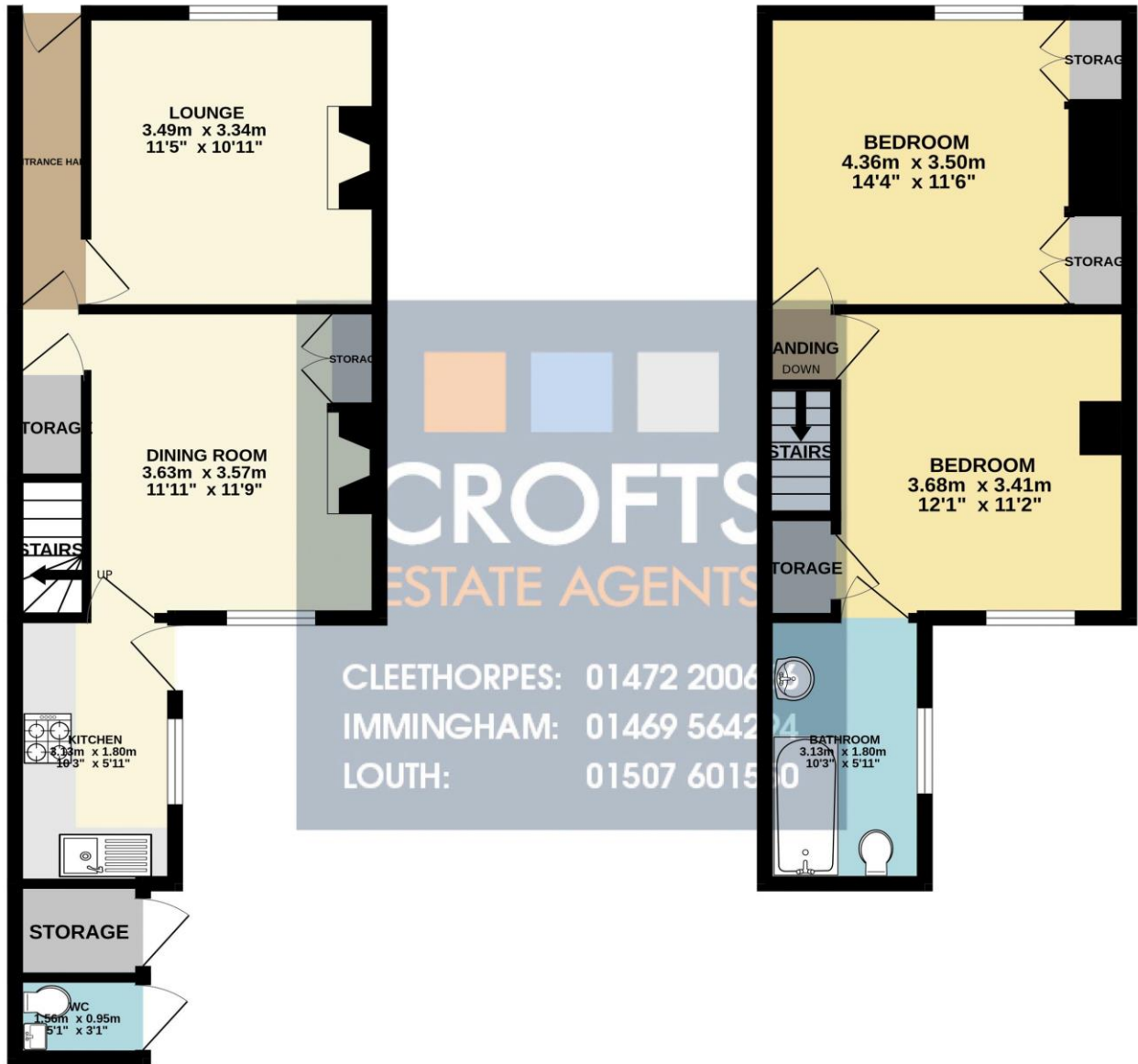


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
36.9 sq.m. (397 sq.ft.) approx.

1ST FLOOR
34.1 sq.m. (367 sq.ft.) approx.



CLEETHORPES: 01472 2006
 IMMINGHAM: 01469 5642
 LOUTH: 01507 6015

TOTAL FLOOR AREA: 71.0 sq.m. (764 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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