



# CROFTS ESTATE AGENTS

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



Louth Road  
Fotherby  
Louth  
LN11 0UN

£155,000

This semi detached bungalow lies in the popular village of Fotherby , located just off the A16 towards Louth. Offered for sale with NO FORWARD CHAIN, in association with Rapid Sale LTD, the property does require a full programme of refurbishment and stand in mature private gardens which offer great potential for possible development, subject to necessary planning permissions. There is fantastic scope and potential on offer which must be seen in order to be fully appreciated . Internal viewings are advised and will reveal living accommodation being comprised of: Lounge, Utility room, fitted kitchen dining room, two bedrooms and shower room suite. There are further outbuildings and a static caravan included within the grounds , along with the large mature gardens which offer fantastic privacy in this semi rural position.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Lounge**

11' 1" x 11' 1" (3.39m x 3.39m)  
upvc window to front

**Bedroom 1**

11' 1" x 14' 5" (3.39m x 4.39m)  
window to front

**Fitted Kitchen**

10' 0" x 17' 5" (3.04m x 5.3m)  
window to side, range of fitted units

**Shower Room**

6' 10" x 5' 3" (2.09m x 1.61m)  
window to rear, modern shower cubicle, low flush w/c and wash basin

**Utility room**

11' 9" x 9' 2" (3.59m x 2.79m)  
door to side opens into rear garden, windows and door to rear, door leads into kitchen. Fitted worktops

**Outside**

Property is accessed off a slip road just off the main junction into Fotherby village off the A16. There is ample off road parking which leads to the large mature private garden which are in need of attention, housing several outbuildings and static caravan. Great

scope and potential for further development, subject to planning cons

**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](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**

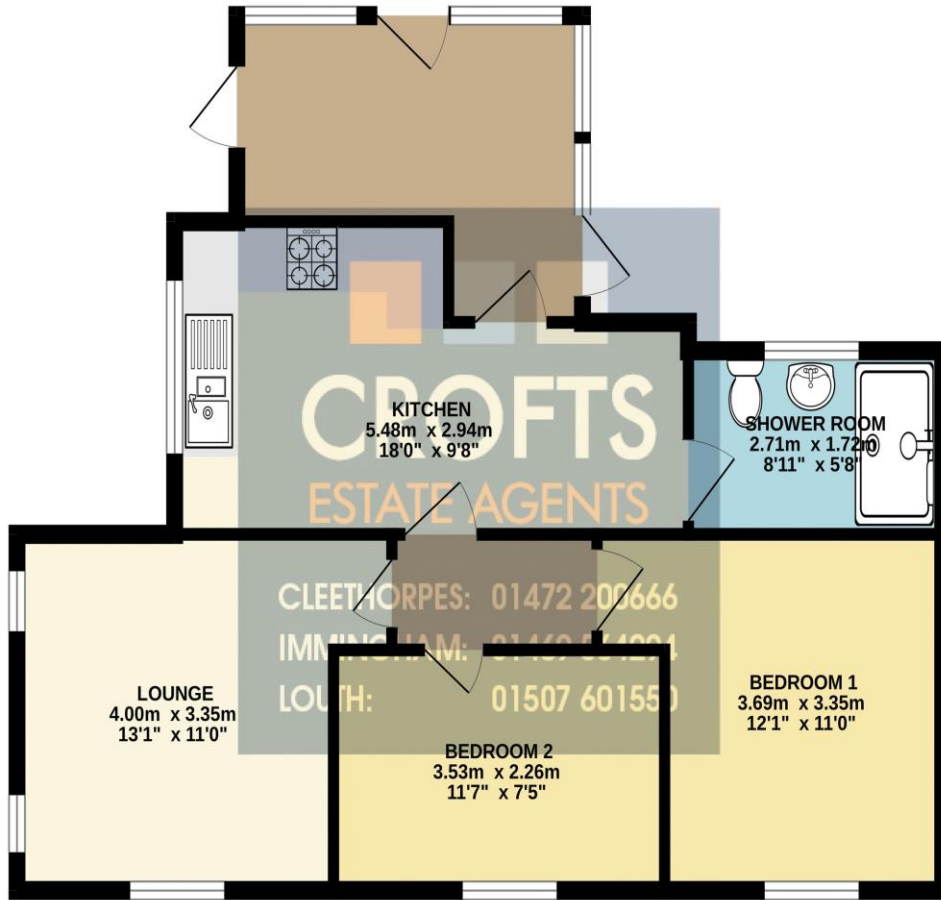
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
59.9 sq.m. (644 sq.ft.) approx.



TOTAL FLOOR AREA: 59.9 sq.m. (644 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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