



# CROFTS ESTATE AGENTS

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



## Albatross Way

Louth  
LN11 0ZF  
50% shared ownership  
£85,000

This modern 2 bed end link home is situated on this popular development with great links to Louth town centre and its abundance of amenities. Offered for sale on a 50% shared ownership scheme, the property is an excellent opportunity for first time buyers, young families, retirement or any client looking to downsize. Having the benefit of TWO PARKING SPACES, the property benefits from well presented and low maintenance living accommodation, which is briefly comprised of: Entrance, Lounge, fitted kitchen dining room, cloakroom, first floor landing, two double bedrooms and modern white 3 piece bathroom suite. Outside, there are 2 parking spaces and a private garden to the rear. Agents note; We are advised that the remaining 50% share of the property is owned by Lincolnshire housing partnership ( LHP) and is subject to a monthly rent of circa £247.20 per month which includes maintenance. The property is leasehold with approximately 96 years remaining.

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**Lounge**

15' 4" x 12' 2" (4.68m x 3.71m)

Composite entrance door to front opens into the lounge with staircase to the first floor landing, uPVC double glazed window to the front, wall mounted consumer unit, smoke alarm and radiator. There is a door to rear leading into the dining kitchen.

**Kitchen dining room**

15' 4" x 8' 4" (4.67m x 2.54m)

A superb modern kitchen fitted equipped with a range of base and eye level units incorporating fitted worktops, one and a half stainless steel sink unit with drainer and mixer tap, integrated oven and four ring gas hob with extractor hood over. There is a cupboard housing gas combination boiler. There is a door into the downstairs W.C, a second door into a useful under stair storage cupboard and a uPVC rear door leading to the garden area.

**Cloakroom**

6' 3" x 4' 7" (1.9m x 1.39m)

Low flush W.C , wash hand basin with tiled splashback, radiator and extractor.

**First Floor**

With smoke alarm and access to upper floor accommodation

**Bedroom 1**

10' 6" x 15' 4" (3.2m x 4.68m)

2 uPVC double glazed windows to the rear and a radiator.

**Bedroom 2**

15' 4" x 8' 2" (4.67m x 2.48m)

2 uPVC double glazed windows to the front and access to the loft hatch.

**Bathroom**

6' 5" x 6' 5" (1.95m x 1.95m)

A superb modern white bathroom suite , comprising panelled bath with shower head over and glass shower screen, wash hand basin and W.C. With laminate effect flooring, tiled splash backs, shaving point, extractor and radiator.

**Outside**

The property is approached by a well maintained lawned garden to the front, with pathway to the front door. There are two allocated parking spaces accessed to the side of the property. The rear garden is enclosed to all sides by wooden fencing with gated side access. There is a lawn area complimented with a raised decking area, ideal for entertaining or al fresco dining. The garden also features a wooden storage shed, an outside tap and external lighting.

**Agents note**

The property is sold under a 50% shared ownership, with the remaining share being owned by Lincolnshire housing partnership, (LHP). The property is leasehold with 99 years from 2020. We have been advised that the monthly rent payable is approximately £247.20 per month which includes maintenance.

#### **Tenure**

Believed to be , 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**

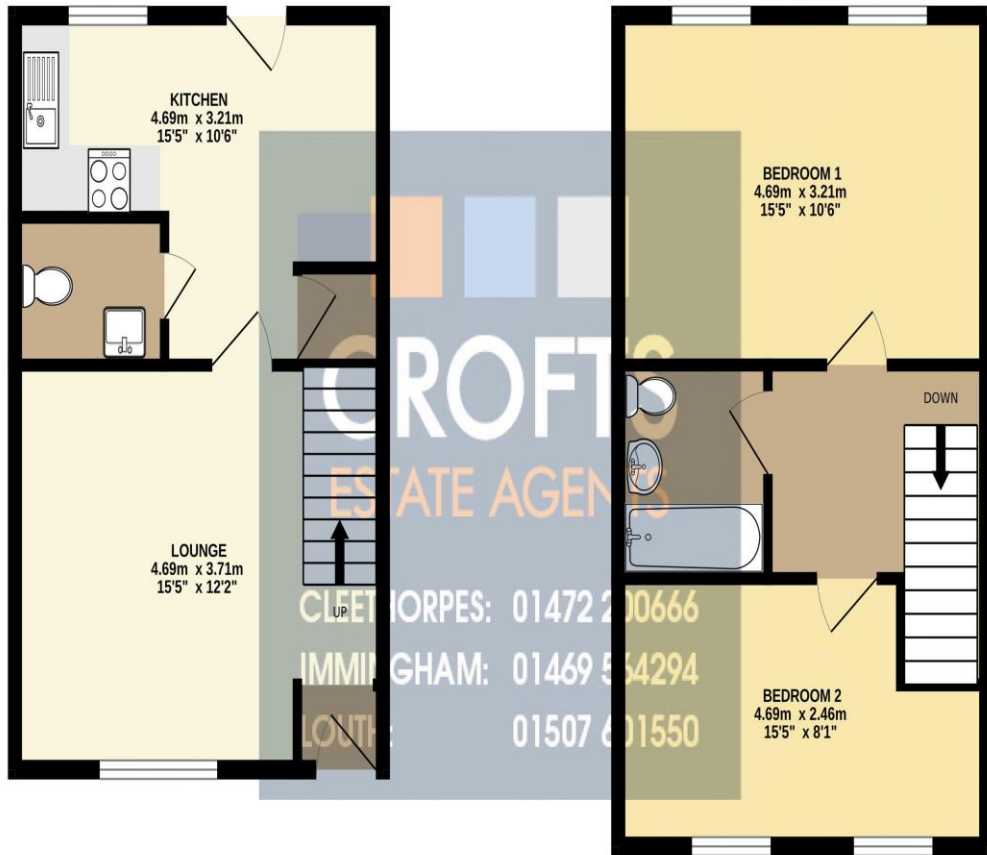
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
32.4 sq.m. (349 sq.ft.) approx.

1ST FLOOR  
35.7 sq.m. (385 sq.ft.) approx.



TOTAL FLOOR AREA: 68.2 sq.m. (734 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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