



# CROFTS ESTATE AGENTS

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



**36 Keddington Road  
Louth  
LN11 0AU**

**Offers in the Region  
Of £220,000**

Crofts Estate Agents of Lincolnshire are pleased to bring to the market this superb traditional two bedroom end of terrace house to the market. Retaining many original features this property offers generous well laid out accommodation over two floors plus the bonus of an off road parking space and detached brick garage too. Briefly comprising entrance hall and porch, lounge, dining room, kitchen breakfast room, stairs and landing two double bedrooms plus large bathroom with claw foot bath, this property would suit a younger professional couple or single person who like classic traditional styling with modern fittings and old fashioned twist. Outside the property has generous gardens to the south facing rear with two separate patio areas, neat lawn and gorgeous planted soil borders to all sides. The property is only a short walk from amenities, transport links, Louths historic town centre and excellent schooling.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### **Porch**

3' 4" x 2' 11" (1.01m x 0.88m)

An original covered porch has tiled floor, two tone cream and green decorated walls with dado rail.

#### **Entrance hall**

10' 5" x 2' 11" (3.17m x 0.88m)

The entrance hall has original timber frosted front door, polished floor board flooring, magnolia decor to coving, pendant light and radiator.

#### **Lounge**

10' 6" x 11' 11" (3.19m x 3.62m)

The lounge has cream and white decor to coving separated by picture rail, pink carpet, original cast iron fireplace with open fire, tiled hearth and inset, original bay window with uPVC glazing. The room also has ceiling rose with pendant light, two wall lights and radiator.

#### **Dining room**

11' 2" x 12' 2" (3.40m x 3.70m)

The dining room has cream and white decor to coving, picture rail, polished floor boards, retro tiled fireplace with gas fire and tiled hearth, radiator, under stairs cupboard, uPVC window and built in storage cupboard.

#### **Kitchen breakfast room**

18' 10" x 6' 8" (5.73m x 2.03m)

A long galley style kitchen has a generous range of cream kitchen units to wall and base with wood effect work top and sink drainer over. The kitchen has an integral oven grill, gas hob with extractor over, space for washing machine and dish washer, splash back tiling and wood paneling, three uPVC windows with blinds and uPVC frosted door to the rear. The room has wood effect vinyl floor, pink decor, radiator and space for dining for small table and chairs.

#### **Stairs and landing**

The stairs and landing twist 90 degrees with split landing. The stairs have carpet runners and bars with beige carpet, cream decor to the walls, loft access, coving, pendant light and radiator.

#### **Bedroom One**

10' 6" x 15' 5" (3.21m x 4.70m)

A large double bedroom has two uPVC windows to the front, original cast iron fireplace with black tiled hearth, beige carpet, cream and white decor with picture, pendant light and radiator.

#### **Bedroom Two**

11' 4" x 9' 3" (3.46m x 2.81m)

The second bedroom is a second double room with uPVC window to the rear, beige carpet, cream and white decor with picture rail, pendant light and radiator.

### **Bathroom**

11' 11" x 7' 5" (3.64m x 2.25m)

A stunning bathroom has matching white three piece suite with free standing claw foot bath, pink wood paneling with pink decor over, uPVC window with blind to the back wall, polished wood flooring, ceiling light, loft access and airing cupboard.

### **Rear garden**

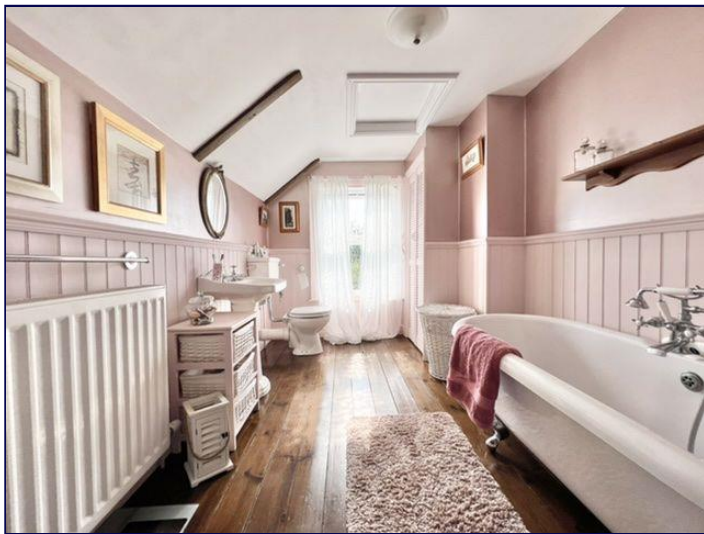
The south facing rear garden is splayed and gets wider as it gets longer with the main part being laid to neat lawn with mature soil borders well stocked with flowers and bushes etc. There is a raised slab patio area, compost area and concrete area to this part of the garden with a tall trellis separating the area closest to the house which is laid to concrete and gravel patio area with potted plants, gate to the driveway and outside tap.

### **Front garden**

The front garden has low wall to front and sides with path to door. The garden is low maintenance being laid to gravel with concrete path across the front. An iron gate leads on to the pavement

### **Detached garage**

The detached brick garage has one parking space to the front of it, up and over garage door, two wood windows to separate elevations, timber pedestrian entrance from the garden with power and light.





**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**

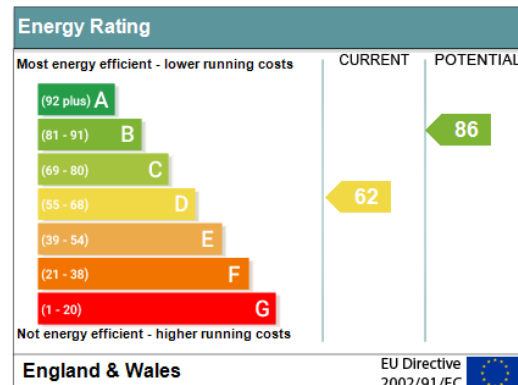
Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





Address: 36 Keddington Road, LOUTH, LN11 0AU

RRN:



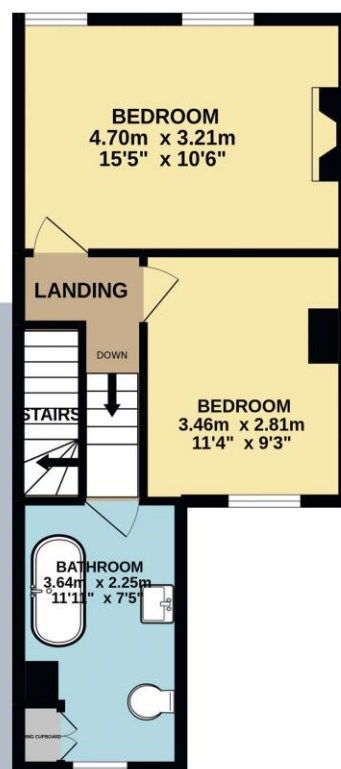
OPEN 7 DAYS A WEEK

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  
59.5 sq.m. (641 sq.ft.) approx.

1ST FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA: 96.7 sq.m. (1041 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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