



# 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



Commercial Road

Louth  
LN11 7AA

£139,950

This spacious and smartly presented two bedroom terrace property is ideally located within close proximity to Louth centre and all amenities. Offered for sale with NO FORWARD CHAIN, the property is an excellent opportunity for first time buyers, investment or retirement. Internal viewing is considered essential in order to fully appreciate the living space on offer, which is briefly comprised of: Lounge, Kitchen dining room, utility room, bathroom suite and two double bedrooms to the first floor. Outside, there is a low maintenance courtyard with brick outbuilding. There is a gate to the rear leading to a communal passageway which in turn leads to a communal lawned garden area which is shared by neighbouring properties.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Lounge

11' 7" x 12' 2" (3.54m x 3.71m)

Window to front, radiator

### Kitchen dining room

13' 10" x 12' 2" (4.21m x 3.706m)

Window to rear, stairs to first floor landing , range of modern fitted units, incorporating sink with draining board, integral oven. Open plane entrance into utility room

### Utility room

6' 4" x 5' 1" (1.94m x 1.56m)

door and window to side, further door leads to bathroom

### Bathroom

9' 3" x 5' 1" (2.83m x 1.56m)

Window to side, panelled bath with shower screen and shower over, pedestal wash basin , close coupled w/c heated towel rail, tiling to walls and floor

### Bedroom 1

11' 8" x 12' 2" (3.56m x 3.7m)

Window to front, radiator

### Bedroom 2

12' 6" x 14' 0" (3.803m x 4.26m)

Window to rear, radiator

### Outside

Low maintenance courtyard to the rear, door to communal passageway with storage for bins . Access to a lawned communal garden which is shared along with neighbouring properties

**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  
35.3 sq.m. (380 sq.ft.) approx.

1ST FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 62.8 sq.m. (676 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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