



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



**24 Michael Foale Lane  
Louth  
LN11 0GT**

**£180,000**

This stunning modern semi detached home is located in this quiet cul de sac location , found just off Keddington road in the ever popular market town of Louth . Extended to the rear, the property has a fantastic modern fitted kitchen leading to an open plan conservatory extension, as well as a spacious lounge and ground floor cloakroom. Upstairs, there are two double bedrooms with bathroom suite. Outside there are TWO PARKING SPACES included with the property, along with a private and low maintenance garden to the rear , with wooden storage shed. The property benefits from full uPVC double glazing and gas central heating, making it ideal for first time buyers, retirement or buy to let investment. Internal viewings are considered essential in order to fully appreciate the living accommodation on offer.

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 :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





#### **Entrance Hall**

5' 3" x 3' 4" (1.61m x 1.012m)

Composite door to side opens into hallway, with access into cloakroom, lounge and kitchen

#### **Cloakroom**

6' 11" x 3' 5" (2.1m x 1.04m)

Low flush w/c, pedestal wash basin, radiator

#### **Lounge**

13' 2" x 12' 2" (4.01m x 3.71m)

uPVC window to front, radiator, stairs to first floor landing

#### **Kitchen**

8' 8" x 12' 2" (2.65m x 3.707m)

Superb range of modern fitted units incorporating integral appliances. Open plan entrance into conservatory. Composite sink unit with draining board and mixer tap. Integrated oven, gas hob and extractor. Spotlight ceiling

#### **Conservatory**

9' 11" x 9' 2" (3.01m x 2.79m)

uPVC french doors and side panels leading to outside.

#### **First Floor Landing**

leading to both bedrooms and bathroom

#### **Bedroom1**

8' 9" x 12' 2" (2.67m x 3.71m)

uPVC window to rear, radiator.

#### **Bedroom 2**

8' 11" x 9' 6" (2.72m x 2.89m)

uPVC window to front, radiator, built in double cupboard

#### **Bathroom**

7' 8" x 5' 7" (2.349m x 1.699m)

Opaque uPVC window to side, panelled bath, pedestal wash basin, low flush w/c. radiator

#### **Outside**

The property is approached by two allocated parking spaces. There is a small lawned garden to the front, with gated access to the side leading to the rear garden, which comprises of a low maintenance patio area, wood panel storage shed, enclosed to all sides by wood panel fencing

### Tenure

Believed to be , awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

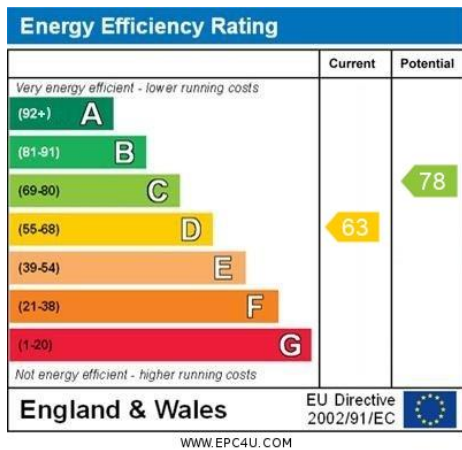
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office 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)











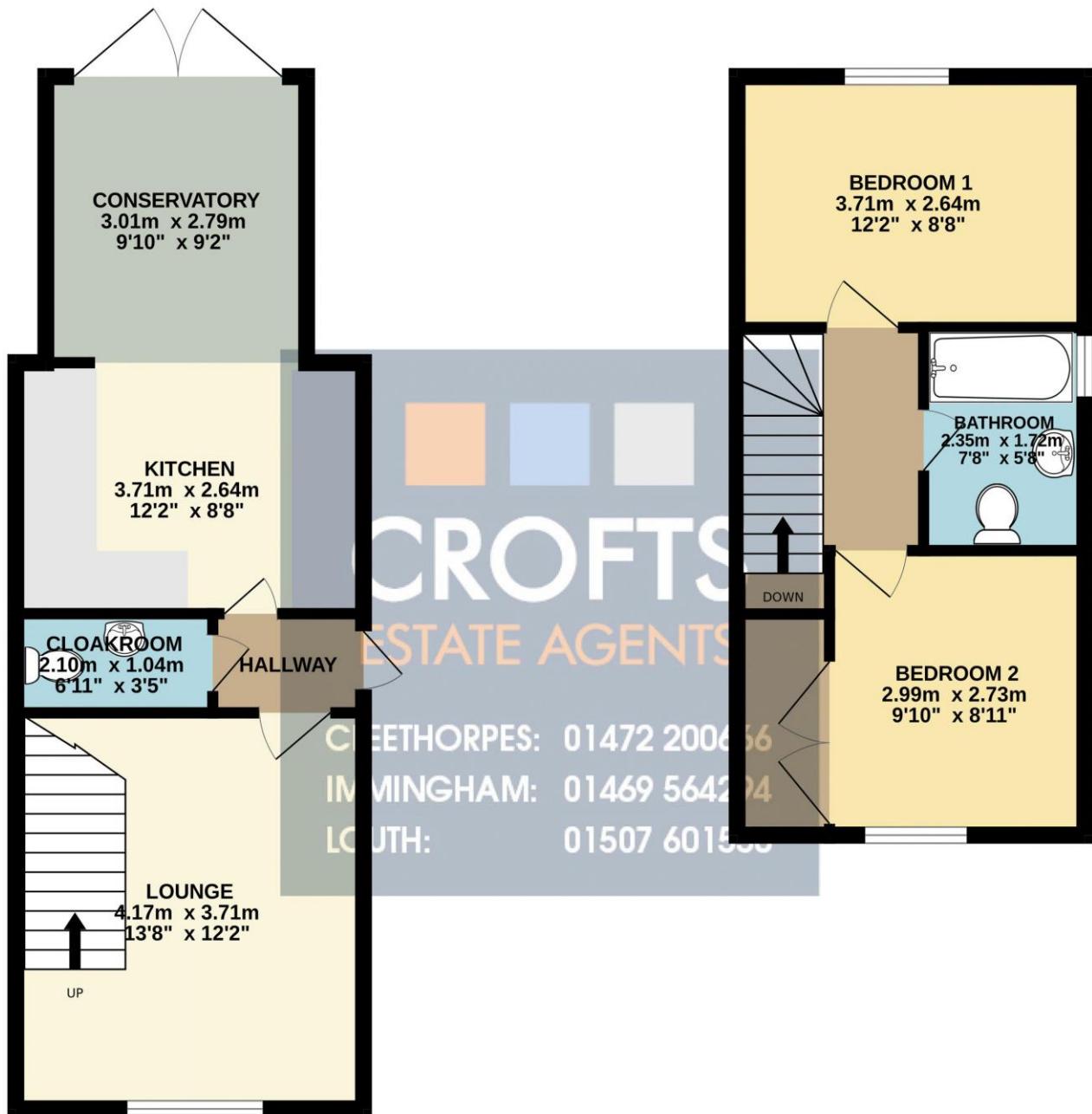
OPEN 7 DAYS A WEEK

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  
37.5 sq.m. (404 sq.ft.) approx.

1ST FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 67.2 sq.m. (723 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.  
Made with Metropix ©2024

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.