



# CROFTS ESTATE AGENTS

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



**Northgate**

**Louth  
LN11 0LT**

**Offers in the Region  
Of £133,500**

Quaint, cute, bijou are the words that come to mind when you see this gorgeous two bedroom terraced cottage set right in the heart of the vibrant market town of Louth. Less than a five minute walk from the centre and it's amenities and cocktails bars and cafes, with an off road parking space by the back door, this property suits first time buyers, down sizers, people who want a lock up and leave second home, Airbnb owners or landlords with rents of £650 plus being achieved for this type of property. The property briefly comprises small courtyard garden to the rear, entrance hall, modern kitchen breakfast room, good sized lounge, double bedroom and large bathroom to the first floor with further large double to the second floor. Viewings is truly the best way to appreciate this gorgeous property so book your viewing today!

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 :

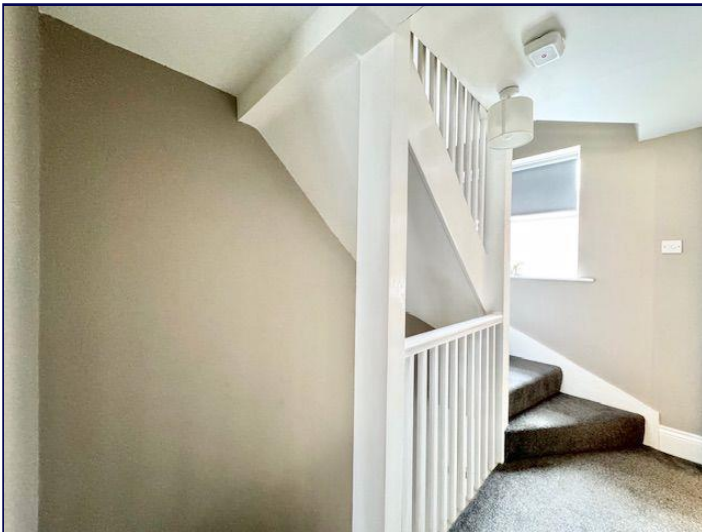
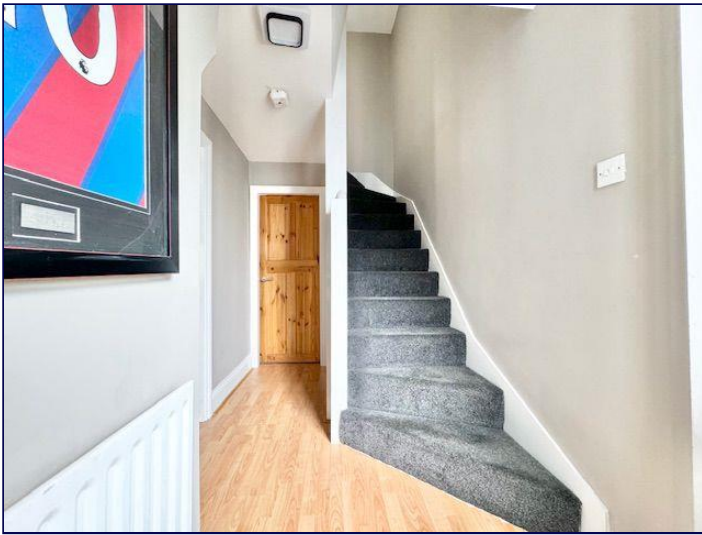
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#### Entrance hall

11' 1" x 6' 0" (3.38m x 1.82m)

The main entrance to this property is to the rear with the front no longer in use. There is a frosted wood door into entrance with laminate flooring, neutral decor, radiator and ceiling light.

#### Lounge

11' 1" x 13' 7" (3.38m x 4.13m)

A good sized lounge has wood sash double glazed bay to the front, cream decor with feature wall, grey carpet, radiator, pendant light and feature electric wood burner with tiled hearth and wood mantle.

#### Kitchen breakfast room

10' 11" x 9' 10" (3.34m x 3.00m)

A modern kitchen breakfast room has wood wall and base units with one and a half sink drainer, grey work tops, white splash back tiling and grey decor. The kitchen has an integral gas hob with stainless extractor over and tall 60/40 fridge freezer, breakfast bar for 2/3 persons, grey clip tile flooring, radiator, wood window to the rear with blind, ceiling lights plus under unit lighting.

#### Stairs and landing

The stairs rise and turn 90 degrees to the landing and have grey carpet, neutral decor, wood window with blind to the rear and ceiling light.

#### Bedroom One

10' 11" x 11' 11" (3.32m x 3.64m)

#### Bathroom

11' 0" x 10' 1" (3.36m x 3.07m)

A large bathroom has white three piece bathroom suite with white splash back tiling, grey wood effect vinyl flooring, cream decor, wood window with blind to the rear, built in storage cupboard and two ceiling lights.

#### Stairs and landing

The stairs from the first floor landing turn 180 degrees and have grey carpet, neutral decor with wall light to the landing.

#### Bedroom Two

15' 5" x 12' 2" (4.70m x 3.70m)

The larger of the two bedrooms has grey decor, brown carpet, Velux window with blind to the rear, radiator and ceiling light.

#### Rear courtyard

Small concrete and gravel courtyard with iron gate and fence plus low wall.

#### Off road parking space

Just out of the rear courtyard are off road parking spaces. The one belonging to this is the second one in.



**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.

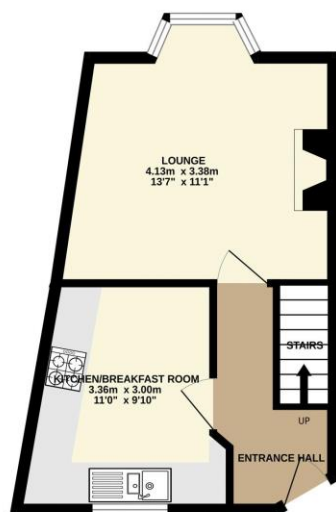
**Mortgage and Financial Advice**

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.**



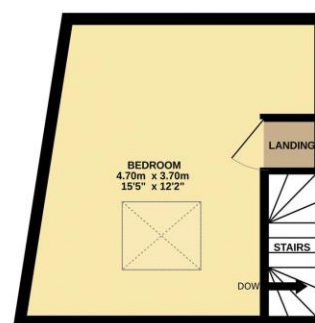
GROUND FLOOR  
28.5 sq.m. (307 sq.ft.) approx.



1ST FLOOR  
26.8 sq.m. (288 sq.ft.) approx.



2ND FLOOR  
19.0 sq.m. (205 sq.ft.) approx.



TOTAL FLOOR AREA: 74.4 sq.m. (800 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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