



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



Park Avenue

**Louth
LN11 8BX**

£140,000

This bay fronted semi detached home is located in this central position within Louth, offering spacious and very well maintained living accommodation throughout. Offered for sale with NO FORWARD CHAIN on the vendors side, the property is ideal for first time buyers, retirement or buy to let investment opportunity. Having full uPVC double glazing and gas central heating system, the property is briefly comprised of: Entrance hallway, Lounge, fitted kitchen, dining room, sun room/conservatory and two double bedrooms and modern bathroom suite. Outside, the property is approached by a low maintenance garden to the front and has the advantage of a lovely sized private rear garden which is mainly lawn and has a couple of useful brick outbuildings.

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 :

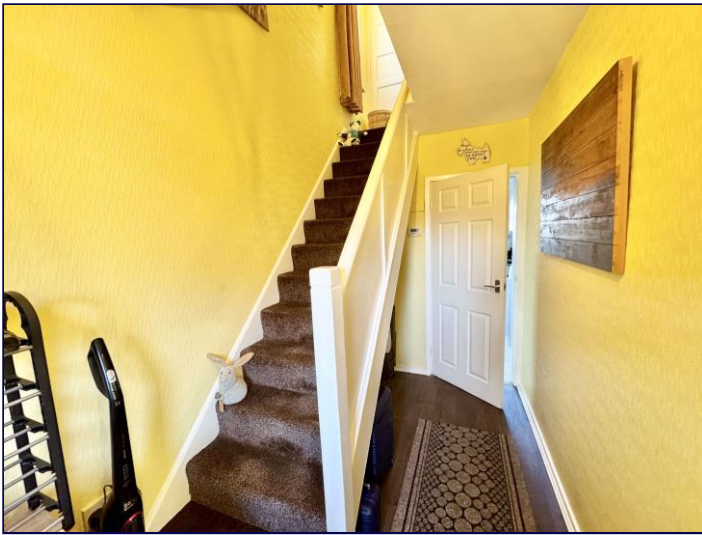
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Entrance Hallway

11' 4" x 5' 7" (3.46m x 1.69m)

uPVC door to front opens into hallway with stairs to first floor landing

Lounge

13' 1" x 10' 7" (3.995m x 3.23m)

Length measurement is plus bay window. uPVC bay window to front, radiator, fireplace with surround

Kitchen

10' 8" x 9' 2" (3.245m x 2.788m)

uPVC window to rear. uPVC door to side leads to outside. Radiator. Open plan entrance into dining room. Fitted units incorporating stainless steel sink with draining board. Tiled floor.

Dining room

8' 8" x 7' 0" (2.63m x 2.134m)

Timber door to rear with side panel leads to conservatory

Sun room

7' 11" x 9' 3" (2.407m x 2.808m)

uPVC side door leads to rear garden

First Floor Landing

uPVC window to side

Bedroom 1

11' 11" x 13' 7" (3.64m x 4.128m)

uPVC window to front, radiator. Radiator. Built in storage cupboard, double built in wardrobe

Bedroom 2

9' 11" x 10' 2" (3.019m x 3.108m)

uPVC window to rear, radiator

Bathroom

6' 10" x 5' 11" (2.091m x 1.81m)

Opaque uPVC window to rear, panelled bath with shower attachment. Pedestal wash basin, low flush w/c

Outside

Low maintenance garden to the front, enclosed by wood fencing and entrance gate. To the rear is a large lawned garden enclosed by wood panel fencing. Patio area and brick

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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
49.7 sq.m. (535 sq.ft.) approx.

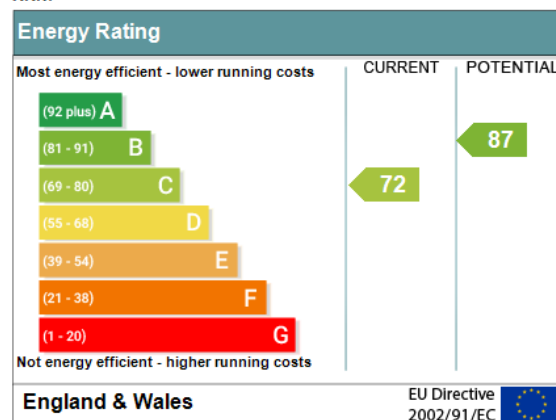
1ST FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 92.7 sq.m. (998 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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Address: 40 Park Avenue, LOUTH, LN11 8BX
RRN:



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