



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



Riverhead

**Louth
LN11 0DD**

£140,000

This cottage style mid terrace property lies in this popular position close to Louth canal and within easy reach of Louth town centre and its abundance of amenities. Well presented throughout, the property is ideal for a variety of purchasers including first time buyers, retirement or buy to let investment and early internal viewings are highly recommended in order to fully appreciate the appeal of the property. Living accommodation is comprised of: Lounge, inner hallway with storage cupboard, modern shower room suite and superb modern fitted kitchen dining room. Stairs off the kitchen lead to the first floor landing which in turn accesses two double bedrooms. Outside, the property is approached by a low maintenance garden to the front, there is also ample parking space for vehicles. The rear garden is a good size and ideal for al fresco dining and entertaining, with a wooden storage shed included in the sale. The property also benefits from full uPVC double glazing and gas central heating system.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

12' 1" x 11' 2" (3.686m x 3.409m)
uPVC window to front, radiator

Inner hallway

5' 8" x 2' 5" (1.728m x 0.74m)
Large walk in cupboard to side. door to other side opens into shower room

Shower room

5' 11" x 5' 4" (1.801m x 1.622m)
Corner shower cubicle, low flush w/c, pedestal wash basin. Tiled walls, tiled floor

Kitchen dining room

10' 9" x 11' 5" (3.287m x 3.49m)
uPVC window to rear, uPVC door to rear leading to outside. Stairs to first floor landing. Range of modern fitted units, incorporating sink unit, integral oven, hob and extractor, integral fridge freezer, modern flooring

First Floor

providing access to both bedrooms

Bedroom1

11' 3" x 12' 2" (3.419m x 3.717m)
uPVC window to front, radiator

Bedroom 2

9' 10" x 8' 7" (2.994m x 2.625m)
uPVC window to rear, radiator

Outside

The front of the property has a low maintenance garden enclosed by low level brick walls and accessed by entrance gate. There is ample space for off road parking on the front. The rear garden is a good size, comprising concrete pathway with turf border and wooden storage shed. Enclosed by wood fencing and gate

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

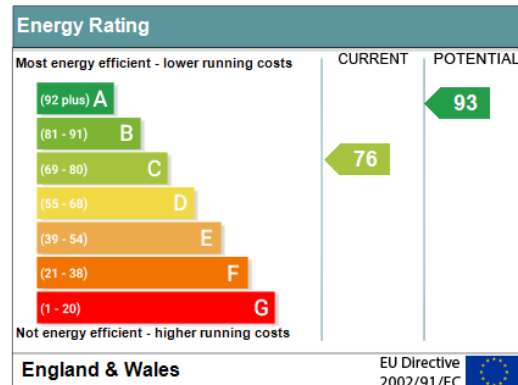
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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

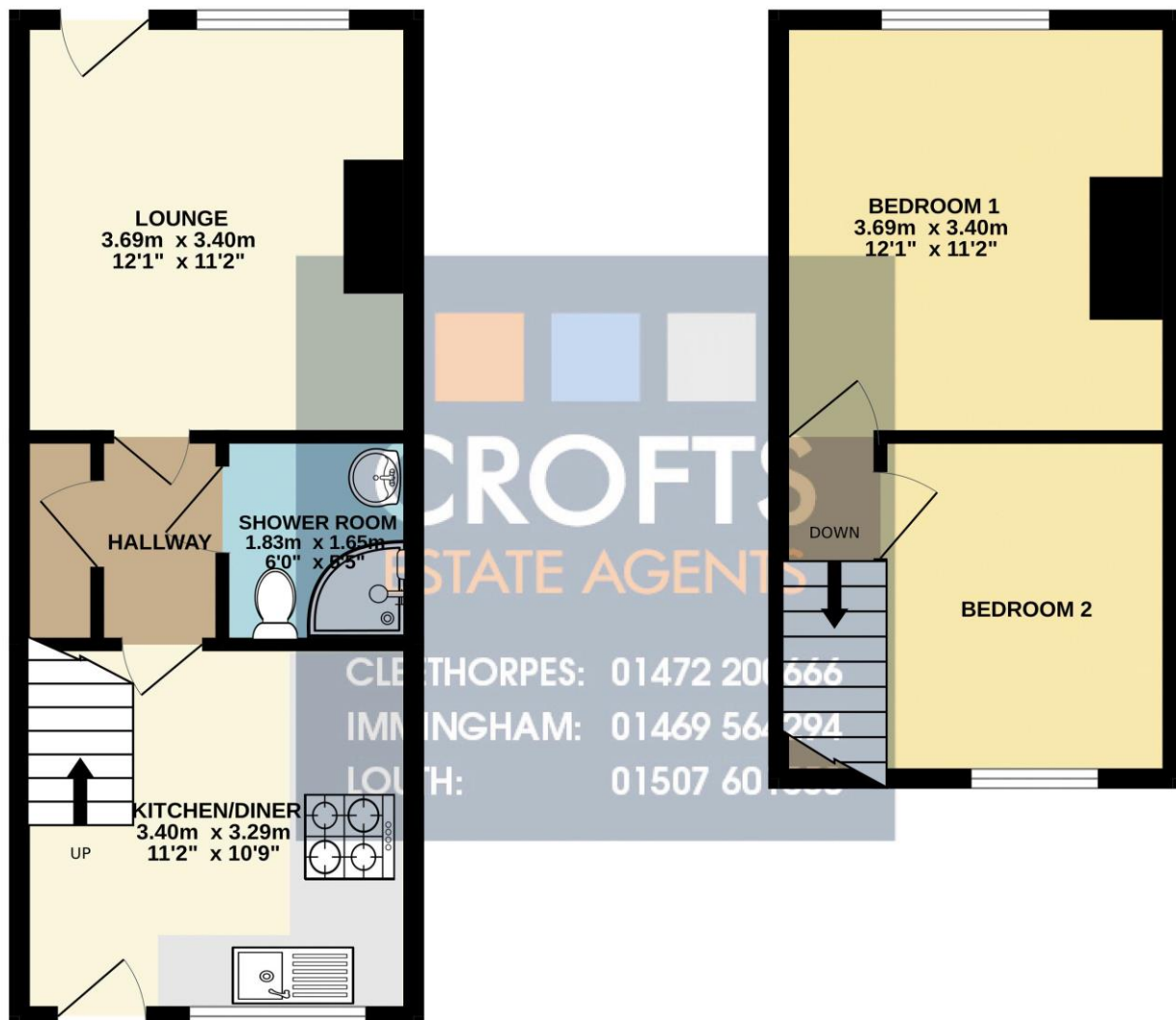
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Address: 20 Riverhead, LOUTH, LN11 0DD
RRN:



GROUND FLOOR
29.4 sq.m. (316 sq.ft.) approx.

1ST FLOOR
22.0 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA: 51.4

Whilst every attempt has been made to ensure 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 enquiries, 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.

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 enquiries, 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.