



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



49 Queen Street
Louth
LN11 9BJ

£225,000

This semi detached character cottage comes steeped in history, located less than 2 minutes walk from Louth market place and amenities. Offering deceptively spacious and very well presented living accommodation across three floors, the property has been sympathetically improved and updated whilst retaining its original character and charm. Internal viewing of this excellent first time buy or family home is highly recommended in order to fully appreciate the appeal on offer. Living accommodation is comprised of: Lounge with wood burning stove, modern fitted kitchen dining room, conservatory, two double bedrooms and 4 piece bathroom suite to the first floor, with fantastic spacious principle bedroom found on the second floor. Outside, the front of the property has a newly constructed (March 2025) driveway providing valuable off road parking .The rear garden is private and benefits from wooden storage shed and bespoke wood store.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

14' 1" x 15' 6" (4.290m x 4.737m)

Timber door to front opens into lounge. Window to front elevation. Quarry tiled floor. Cast iron wood burning stove, built in cupboard, two column style radiators. Door to rear leads to kitchen

Kitchen

10' 10" x 16' 5" (3.3m x 4.995m)

uPVC door to rear leading to conservatory. window to rear. Under stairs storage cupboard. Range of modern fitted units, incorporating stainless steel sink unit with draining board, integral oven, microwave and induction hob. Plumbing for washing machine, space for tumble dryer, fully tiled floor.

Conservatory

6' 11" x 7' 6" (2.104m x 2.278m)

uPVC windows to side and rear, uPVC door to side leading to the rear garden, radiator

First Floor Landing

10' 5" x 5' 6" (3.187m x 1.673m)

Feature stained glass window to rear elevation, door to side leading to stairs to top floor bedroom.

Bedroom 1

20' 8" x 19' 10" (6.306m x 6.034m)

A fantastic sized bedroom located on the second floor of the property. High ceiling with sloping walls and exposed beams. Window to rear and side. Solid wood floor, column radiator and T.V wall point

Bedroom 2

14' 10" x 10' 4" (4.520m x 3.161m)

Window to front, column radiator, two ornate built in storage cupboards with solid wood doors. Modern flooring

Play room / bedroom 3

14' 4" x 7' 5" (4.3635m x 2.257m)

Window to front, column radiator

Family Bathroom

10' 2" x 10' 11" (3.100m x 3.339m)

Window to rear, Wall mounted combi boiler, large walk in shower cubicle, panelled bath with shower attachment, pedestal wash hand basin, low flush w/c, extractor fan, chrome heated towel rail, built in shelving

Outside

The property is located a 2 minute walk from Louth market place and its plethora of amenities. The property is approached by a driveway to the front providing off road parking. The rear garden is

private and low maintenance, with walled boundaries and gated access to the rear. Bespoke wood store and wooden storage shed.



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 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



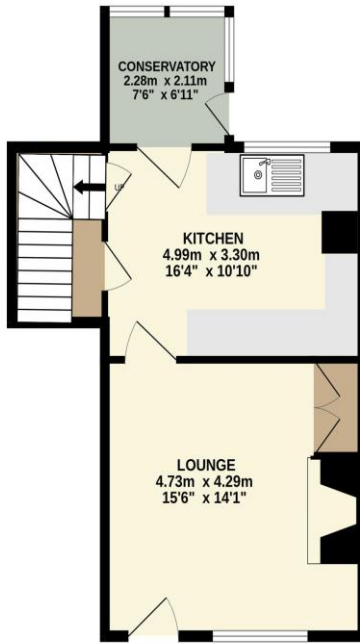


OPEN 7 DAYS A WEEK

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
43.4 sq.m. (468 sq.ft.) approx.

1ST FLOOR
86.7 sq.m. (933 sq.ft.) approx.



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TOTAL FLOOR AREA: 130.1 sq.m. (1400 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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