



CROFTS ESTATE AGENTS

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



**Churchill Road
North Somercotes
Louth
LN11 7QW**

£87,500

Located in the heart of the ever popular coastal village of North Somercotes, is this rare opportunity to acquire this smartly presented two bedroom first floor flat. Offered for sale with NO FORWARD CHAIN, the property is walking distance from an abundance of amenities in the village, including shops, pubs and takeaways. The property is suitable for first time buyers, as well as anyone considering a secure bolt hole / lock up and leave property or buy to let investment, with low maintenance living accommodation comprising of: Entrance with stairs leading to landing, lounge, fitted kitchen dining room, two bedrooms and modern white bathroom suite. The property benefits from full upvc double glazing and electric heating. The vendors may consider selling the flat fully furnished including white goods subject to acceptable offers. We are advised that the front door has been recently replaced along with upgraded heating system.

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 :

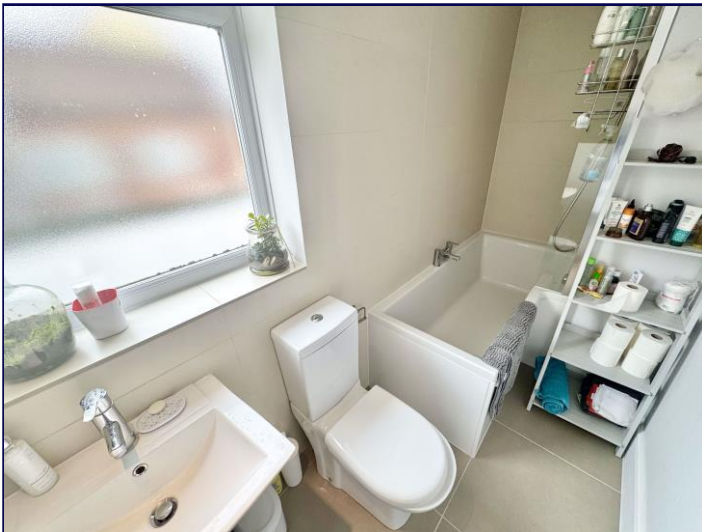
Email: Louth :

info@croftsestateagents.co.uk

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Entrance Hall

Composite door to front opens into hall with electric consumer unit and meters to side, carpeted stairs leading to first floor accommodation with landing providing access to all rooms. Smoke alarm to ceiling.

Kitchen dining room

7' 3" x 14' 1" (2.2m x 4.3m)

uPVC window to rear, a range of fitted base and wall units with laminate work tops incorporating one and a half sink bowl unit with mixer tap, integrated electric oven, hob and extractor over, space for washing machine and fridge freezer, tiled splashbacks, inset ceiling spotlights, modern laminate flooring. Airing cupboard housing pressurised hot water cylinder with shelving above. Door to side leads to lounge

Lounge

17' 1" x 12' 2" (5.2m x 3.7m)

Two uPVC windows to front, chimney breast, inset ceiling spotlights, electric panel heater

Bedroom 1

13' 9" x 12' 2" (4.2m x 3.7m)

uPVC window to front, electric wall heater, inset spotlights to ceiling, access hatch to loft space

Bedroom 2

8' 10" x 7' 3" (2.7m x 2.2m)

uPVC window to rear, electric heater, built in storage cupboard

Bathroom

4' 2" x 10' 3" (1.28m x 3.12m)

Opaque uPVC window to rear, modern white suite comprising of wash hand basin, low level w/c panelled bath with thermostatic mixer over. Tiled walls and tiled flooring, heated towel rail, extractor fan and shaver point

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 : 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.

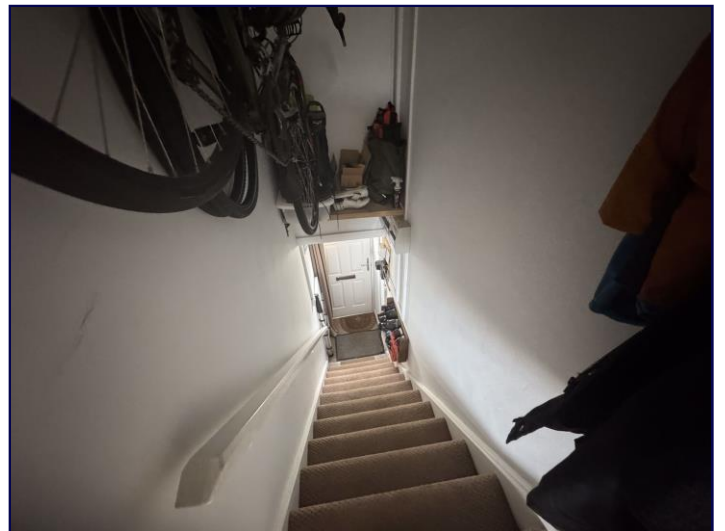
Property Management

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.

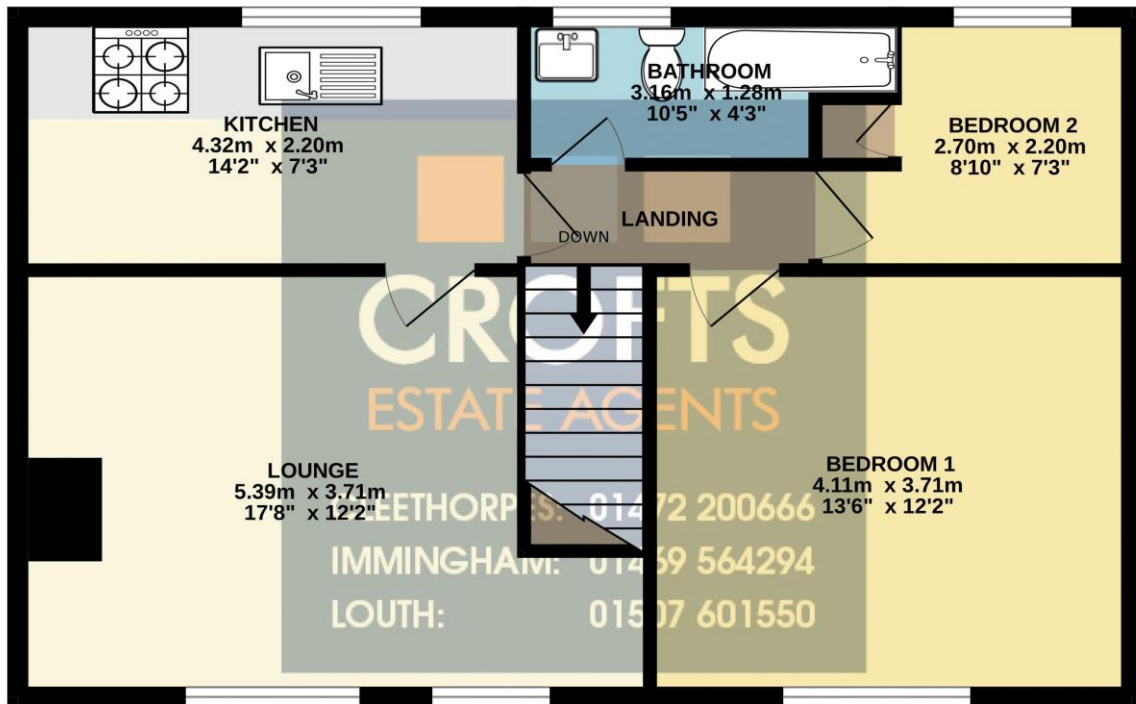
Mortgage and Financial Advice

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.

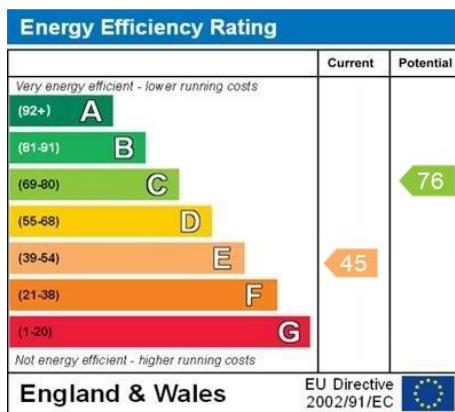


FIRST FLOOR
55.6 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 55.6 sq.m. (599 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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