



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Stewton Lane

**Louth
LN11 8RZ**

**Offers in the Region
Of £139,950**

Crofts are delighted to bring to the market this charming two bedroom End Link Cottage, dating back to the 18th Century and found in one of Louth's most desirable areas. This stunning property benefits from an attached single garage with driveway providing additional off road parking. In addition, this well presented home boasts UPVC double glazing, gas central heating and a low maintenance private garden to the rear. In our opinion, the property is perfect for first time buyers, downsizing/bolt hole or a very attractive buy to let investment, with current rents in the area achieving around £650 per calendar month. Internal viewings are highly recommended and will reveal living accommodation comprising of; Entrance, Lounge/Diner, modern fitted Breakfast/Kitchen with open plan Utility/Lobby, Landing area and Two Bedrooms and modern Bathroom suite to the first floor.

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

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance

Composite entrance door to front opens into lounge diner

Lounge diner

12' 6" x 13' 8" (3.805m x 4.160m)

uPVC window to front, radiator, open chimney breast recess. Built in storage cupboard. Open plan rear entrance to kitchen

Kitchen/Diner

6' 1" x 13' 8" (1.856m x 4.176m)

uPVC window to rear, range of fitted units incorporating integral oven, hob and extractor over, sink unit with draining board and mixer tap, radiator, tiled floor, part tiled walls, wall mounted combination boiler, inset spotlight ceiling. Further fitted unit under neath stair case to the first floor landing. Open plan entrance to rear lobby

Rear lobby

3' 7" x 5' 3" (1.08m x 1.608m)

uPVC door to rear, uPVC window to side. Fitted unit with plumbing for a washing machine, tiled floor.

First Floor Landing

Provides access to both bedrooms and the bathroom suite.

Bedroom 1

9' 1" x 13' 5" (2.761m x 4.078m)

uPVC window to front, radiator

Bedroom 2

5' 8" x 10' 4" (1.731m x 3.153m)

uPVC window to rear, radiator

Bathroom

3' 6" x 9' 4" (1.075m x 2.833m)

Modern white bathroom suite, comprising panelled bath, shower over bath, close couple w/c, vanity wash basin, heated towel rail. Tiled walls, tiled flooring.

Attached Garage

16' 11" x 9' 1" (5.167m x 2.78m)

Remote controlled roller door to front, two windows to side, window to rear, rear personnel access door from the rear garden

Outside

The front of the property is approached by a driveway leading to an attached garage with low maintenance garden to the front, with low level brick walled boundaries. The rear garden has lawn and patio areas ideal for entertaining or al fresco dining

Tenure

Believed to be , 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.

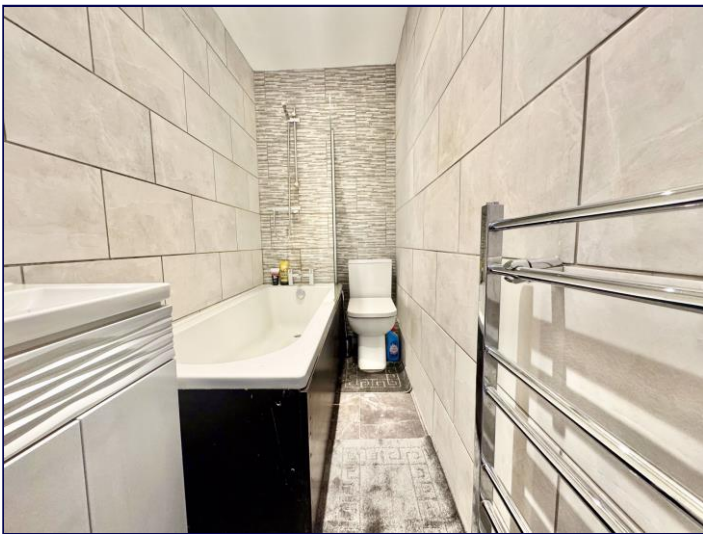
Property Management

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

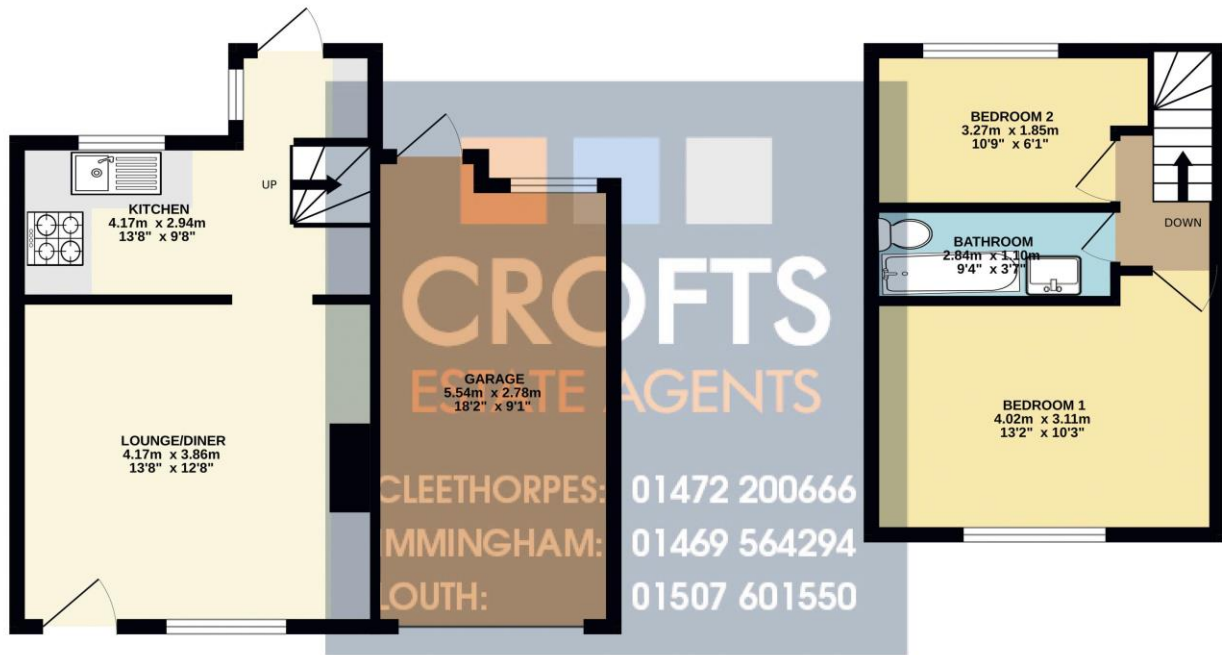
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
39.9 sq.m. (429 sq.ft.) approx.

1ST FLOOR
22.9 sq.m. (247 sq.ft.) approx.

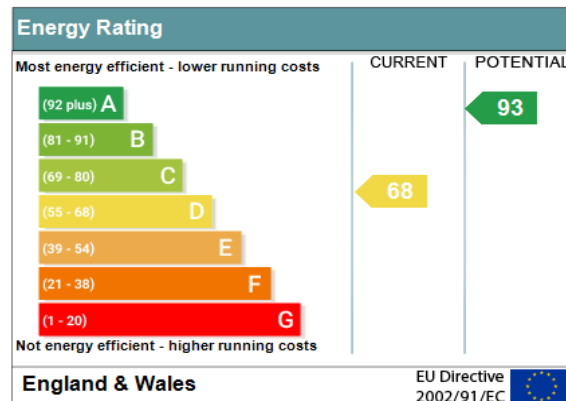


TOTAL FLOOR AREA : 62.8 sq.m. (676 sq.ft.) approx.

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.
Made with Metropix ©2025

Address: 9 Stewton Lane, LOUTH, LN11 8RZ

RRN:



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 enquires, 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.