



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

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01507 601550

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



Newmarket

Louth
LN11 9EJ

Offers in the Region Of
£139,000

Crofts Estate Agents are delighted to bring to the market this very well presented two bedroom end of terrace home. Briefly comprising lounge, kitchen/diner, stairs and landing to the first floor, one double bedroom, one good size single bedroom and a superb modern family bathroom suite, This property also benefits from a private courtyard leading to a large gated garden. Newmarket is a practical location with the town centre only being a 10 minute walk and other amenities including a Co op and doctors surgery just a stones throw away. In our opinion, an excellent, low maintenance property which would suit first time buyers, downsizing, or even use as a holiday let/ air bn b. Internal viewings are highly recommended in order to fully appreciate this opportunity.

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



Lounge

13' 11" x 9' 11" (4.24m x 3.01m)

Accessed via the main front door with double glazed window, neutral decor, radiator and cupboard.

Kitchen/Diner

15' 7" x 10' 0" (4.75m x 3.04m)

Light grey decor, dark grey tiled floor, granite worktop, double glazed wooden window, uPVC door leading to garden, stainless steel sink, extractor, under stair cupboard, radiator and space for a washing machine, tumble dryer and cooker.

Bedroom One

9' 10" x 11' 0" (2.99m x 3.36m)

A double bedroom, consisting of neutral decor, radiator, double glazed window, two built in wardrobes, laminate flooring and spot lights.

Bathroom

9' 9" x 6' 8" (2.96m x 2.02m)

Grey wood effect vinyl, heated towel rail, double glazed window, modern three piece bathroom suite with shower above bath, tiled surround and shower screen, storage space over stairs, spot lights.

Bedroom Two

7' 0" x 10' 0" (2.144m x 3.05m)

Laminate flooring, white decor, radiator, loft hatch, double glazed window and cupboard housing the combi boiler.

Garden

Accessed via the back door is a private fenced courtyard with outside tap. A gate leads to a further private garden area complete with a patio, lawn and shed. Please note: there is shared access for the other properties on this row for use of bins etc.

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

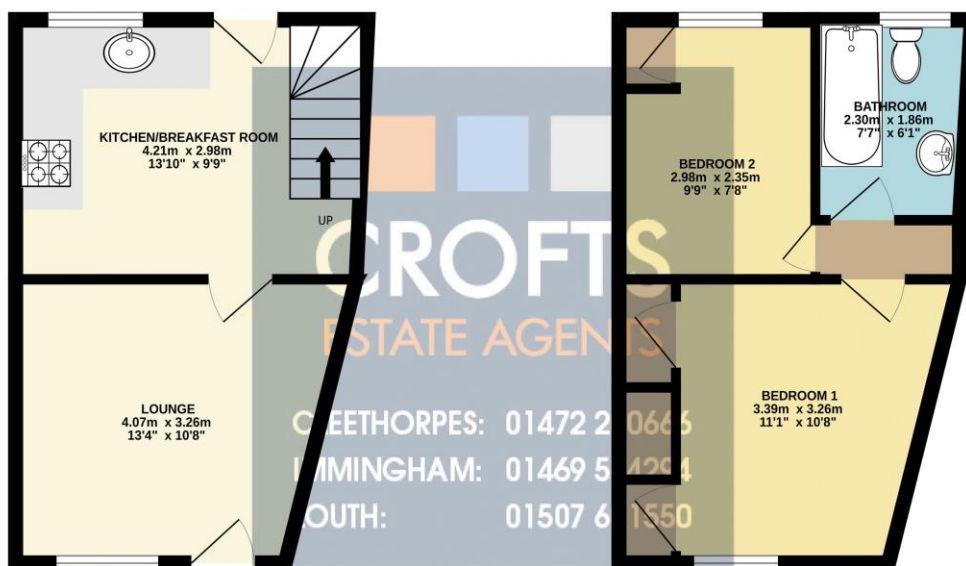
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
24.2 sq.m. (261 sq.ft.) approx.

1ST FLOOR
24.2 sq.m. (260 sq.ft.) approx.



TOTAL FLOOR AREA : 48.4 sq.m. (521 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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