



# 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



49 Watts Lane  
Louth  
LN11 9DG

£184,950

This superb end of terrace home lies in a popular, tranquil area of Louth, with amenities such as a local supermarket, doctor's surgery, pharmacy, and fish and chip shop at the end of the lane, and the town centre just a 10 minute walk away. Offered for sale with NO FORWARD CHAIN, the property would make an excellent first time purchase. Approached by a lawned garden with established beds, this property also benefits from a driveway suitable for multiple vehicles, and a large detached garage. The present owner has improved the property in recent years with a cosmetic renovation throughout, resulting in a modernised, very well presented home, which must be viewed in order to be fully appreciated. The living accommodation is comprised of: Entrance hall, lounge with log burning stove, fitted kitchen dining room, ground floor bathroom suite, three bedrooms to the first floor, with an en-suite shower room being accessed from the master bedroom. To the rear, there is a patio, private lawned garden and wooden decking area, enclosed by wood panel fencing, with access into the garage. The property benefits from full uPVC double glazing and gas central 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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Entrance Hall

uPVC door to front aspect opens into hall with stairs to the first floor. Door to side leads into lounge. Radiator, modern flooring

### Lounge

13' 3" x 13' 8" (4.04m x 4.17m)

uPVC bow window to front aspect, radiator, log burning stove, modern flooring and coving to ceiling. Door to rear leads to kitchen dining room

### Kitchen dining Room

16' 11" x 8' 4" (5.15m x 2.53m)

uPVC windows to side and rear aspects. Radiator, spotlights to ceiling, coving to ceiling. Door to rear leads into rear lobby. A range of superb modern fitted units, incorporating integral oven, induction hob and overhead extractor hood. Ceramic sink unit with draining board and mixer tap, integrated dish washer, recently replaced integrated fridge/freezer. There is a freestanding washing machine that will be included in the sale. Tiled splashbacks ceramics.

### Rear lobby

Door to side leading to the rear garden. Tiled floor and built in double cupboard. Further door leads to bathroom

### Family Bathroom

6' 9" x 5' 6" (2.05m x 1.67m)

Opaque uPVC window to side. Panelled bath with shower over and shower screen, close coupled w/c, pedestal wash basin, radiator, tiled walls and tiled floor

### First Floor Landing

Opaque uPVC window to side. Doors leading to bedrooms

### Bedroom

10' 7" x 10' 10" (3.22m x 3.30m)

uPVC window to front, radiator, double built in cupboard. Door to side leads to en suite

### En suite

5' 7" x 5' 9" (1.71m x 1.76m)

Useful en suite shower room having walk in shower cubicle, close coupled w/c, wash basin, radiator and tiled floor

### Bedroom 2

11' 3" x 8' 9" (3.43m x 2.66m)

uPVC window to rear, radiator

### Bedroom 3

8' 1" x 7' 10" (2.47m x 2.40m)

uPVC window to rear, radiator

**Detached garage**

21' 11" x 13' 1" (6.69m x 3.979m)

Substantial detached garage with doors to front, side windows and side access door, with light and power

**Outside**

The front of the property is approached by a large driveway which leads to the substantial garage, creating an abundance of off road parking and can easily accommodate larger vehicles including motor homes, caravans etc. There is a lawned garden to the front. A patio area to the rear leads to a private lawned garden which is enclosed to all sides by wood panel fencing.





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

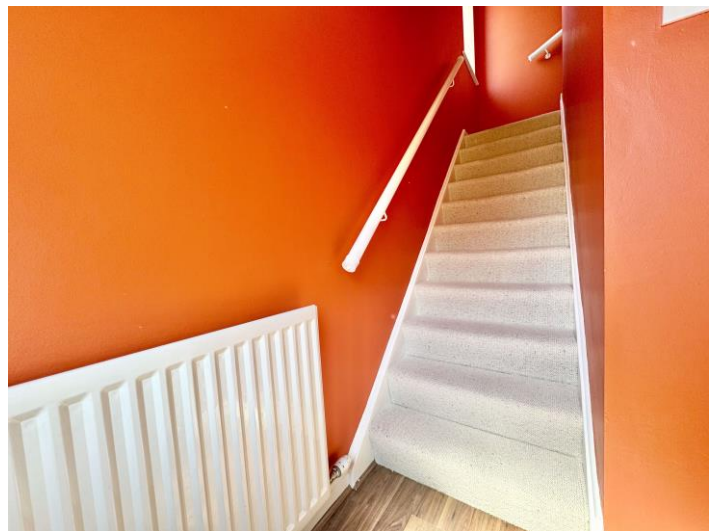
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

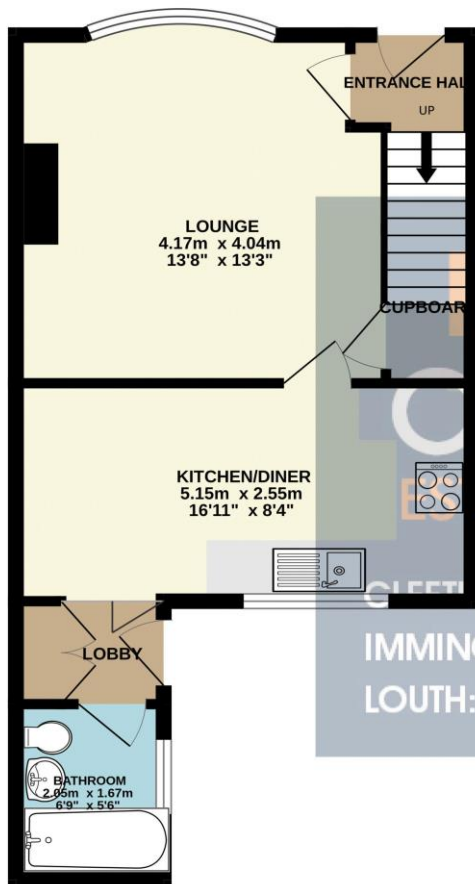




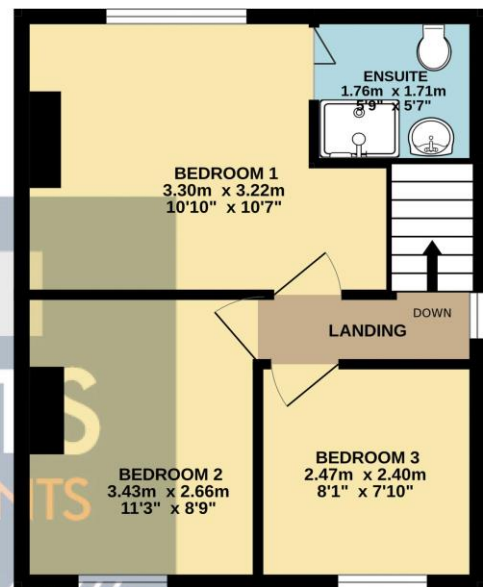
OPEN 7 DAYS A WEEK

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  
39.1 sq.m. (421 sq.ft.) approx.



1ST FLOOR  
33.1 sq.m. (356 sq.ft.) approx.



CROFTS  
ESTATE AGENTS  
SLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA : 72.2 sq.m. (777 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

**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.