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



James Street

Louth
LN11 0JW

Monthly rental of £465

This delightful two bedroom cottage close to the heart of Louth Town Centre is ready and available for viewings. The property has a desirable layout and offers a well proportioned amount of living space. To the ground floor there is a kitchen diner plus utility area and separate large lounge. On the first floor there are two large double bedrooms, bathroom landing, benefitting from gas central heating. The owners are looking for a long term tenant.

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Entrance/ Utility

8' 10" x 3' 5" (2.70m x 1.03m)

Entered through a wood glass panelled door the entrance leads directly into a utility room with work top and plumbing under for a washing machine. The room also has neutral decor, sash window with blind, pendant light and tile effect vinyl floor.

Kitchen

16' 2" x 8' 9" (4.93m x 2.67m)

A spacious kitchen diner has a generous range of cream wood wall and base units with wood effect work tops over. The kitchen has a 1 and 1/2 bowl sink drainer, space for cooker and tall fridge freezer, stone flagged floor, radiator, neutral decor, six way ceiling light.

Lounge

23' 7" x 10' 2" (7.18m x 3.10m)

The lounge offers an excellent space with exposed oak beams. The lounge has two sash window with vertical blinds radiator, two pendant lights, neutral decor, laminate flooring, brick fireplace and corner tv storage, 3 way spot light and 5 wall lights and brick curved bar under the stairs

Stairs & Landing

Cream carpet and neutral decor, wood stairs leading to first floor, loft access, radiator and pendant light

Bathroom

7' 0" x 6' 6" (2.14m x 1.99m)

A good sized bathroom has matching cream three piece suite with shower over bath and shower curtain. There are cream effect fully tiled walls, tile effect vinyl floor, ceiling light, radiator and frosted sash wood window to rear.

Bedroom One

14' 3" x 9' 5" (4.35m x 2.87m)

The bedroom has sash window to the front, neutral decor, carpet, radiator and pendant light.

Bedroom Two

16' 1" max x 9' 7" max (4.91m x 2.92m)

The bedroom also has sash window to the front, cream/grey decor, carpet, radiator and pendant light.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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.



