



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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01469 564294

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



Stewton Lane

Louth
LN11 8SB

£249,950

A rare opportunity to purchase a semi-detached family home located down the highly sought after and well regarded area of Stewton lane. Creating an ideal opportunity to purchase this ideal family home the property is offered for sale with no chain on the vendors side. The property enjoys the benefits of majority of uPVC double glazing with the heating system provided via the mufti fuel stove in the living area. The accommodation on offer briefly comprises living room, dining kitchen, landing, three bedrooms and a bathroom. Front, side and rear garden. Driveway to the side creating ample off road parking.

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 Living Room

14' 2" x 18' 11" (4.312m x 5.765m)

A well proportioned front room with uPVC double glazed window and entrance door with adjoining glazed pane to the front elevation. Feature fireplace incorporating a multi fuel stove. Laminate flooring. Central heating radiator. Feature staircase leading to the first floor.

Kitchen/Diner

10' 9" x 18' 10" (3.287m x 5.7385m)

The kitchen is located to the rear of the property and has a uPVC double glazed and a sealed unit double glazed window to the rear elevation. Central heating radiator. The kitchen offers a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Space to accommodate a range oven. Splashback tiling. Tiled flooring. entry door to the side elevation.

First Floor Landing

With loft access and access to the three bedrooms and bathroom.

Bathroom

10' 11" x 7' 2" (3.315m x 2.188m)

The bathroom is fitted with a panelled bath, close coupled w.c and pedestal wash hand basin. Splash back tiling. Central heating radiator. uPVC double glazed window to the rear elevation.

Bedroom One

14' 1" x 9' 7" (4.286m x 2.910m)

The principle bedroom has a uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 11" x 10' 7" (3.325m x 3.214m)

The second of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobe.

Bedroom Three

10' 8" x 9' 0" (3.248m x 2.739m) maximums L shaped

uPVC double glazed window to the front elevation, Central heating radiator.

Outside

With gardens to three aspects, and having driveway creating ample off road parking and gated access to the front along with a space allocated for bin and log storage.

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 B: 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.

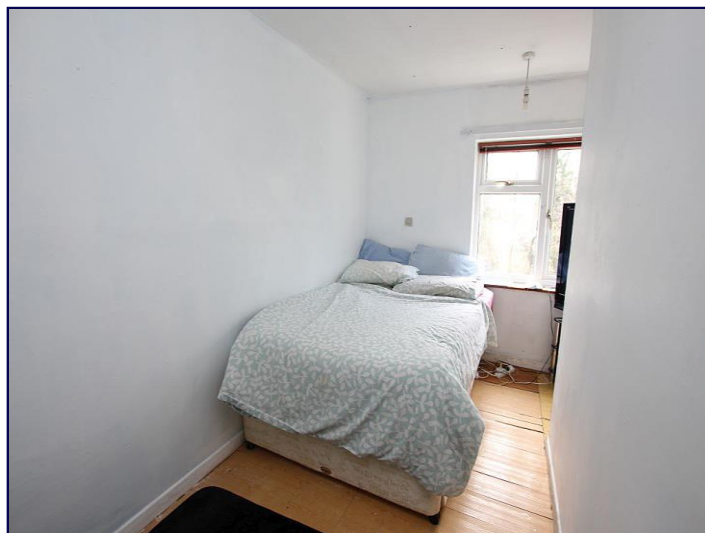
Property Management

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

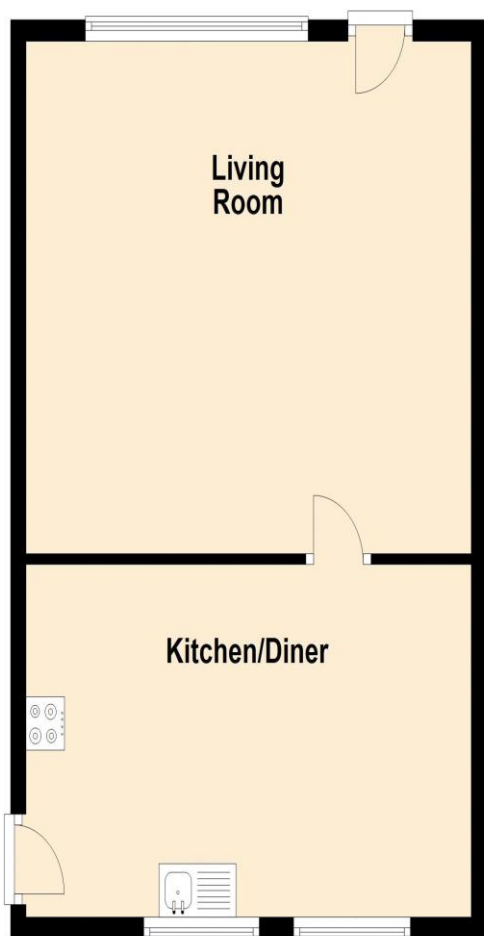
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



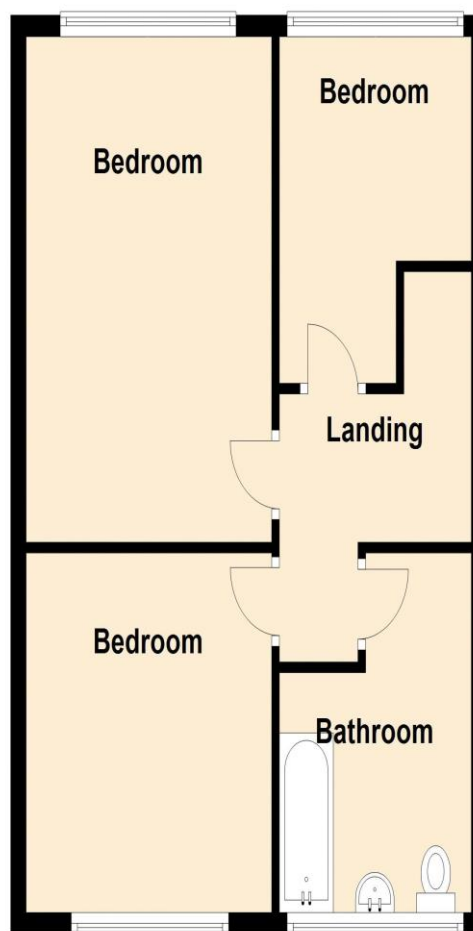
Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		