



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



6 Alpha Terrace Queen
Street Place
Louth
LN11 9BD

£215,000

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Entrance Porch

Door to side opens into porch. Further door leads into entrance hall

Entrance Hallway

Stairs to first floor landing. Door to side leads into cloakroom. Door to side leads into living kitchen space. Stairs to first floor landing

Cloakroom

2' 8" x 5' 6" (0.816m x 1.682m)

low flush w/c, pedestal wash basin, modern flooring

Living kitchen dining room

17' 7" x 21' 4" (5.359m x 6.501m)

Stunning contemporary open plan kitchen dining living space with three double glazed windows to rear, window to side, spotlights to ceiling, fitted units with integral oven, hob and extractor, sink unit with draining board and mixer tap, breakfast bar

First floor landing

Stairs leading to the second floor

Bedroom 2

18' 4" x 9' 11" (5.6m x 3.032m)

Two windows to rear, built in storage cupboard

Bedroom-3

18' 4" x 9' 11" (5.6m x 3.023m)

Two windows to front

Bathroom

6' 3" x 8' 0" (1.908m x 2.440m)

Opaque window to rear, panelled bath, vanity wash basin and attached close coupled w/c

Second floor landing

Bedroom 1

15' 11" x 17' 5" (4.858m x 5.31m)

Window to rear, door to side opens into en suite shower room

En suite

8' 1" x 7' 8" (2.454m x 2.325m)

Window to rear, walk in shower cubicle, close coupled w/c, wash basin

Outside

The property is accessed just off Queen street and has an allocated off road parking space to the front. There is a private and low maintenance garden to the rear

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 A: To confirm council tax banding for this property please view the website 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)

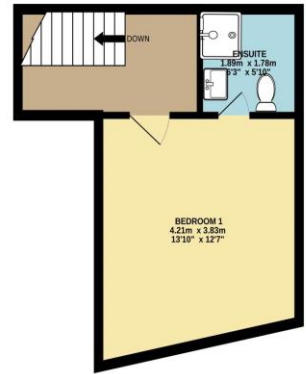
GROUND FLOOR
39.7 sq.m. (427 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (421 sq.ft.) approx.



2ND FLOOR
24.2 sq.m. (261 sq.ft.) approx.



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TOTAL FLOOR AREA: 103.0 sq.m. (1109 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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