



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



High Holme Road

Louth
LN11 0HE

£145,000

This spacious and immaculately presented mid terrace home is an exceptional first time buy. Offered for sale with NO FORWARD CHAIN on the vendors side, the property has been updated to a high standard throughout and is being sold with items of furniture and white goods included, making it a real "turn key" proposition for the successful purchaser. In our opinion, the low maintenance living accommodation would be suitable for a variety of buyers including first time buyers, downsizing, buy to let investment or holiday let. Internal viewings are considered essential and will reveal living accommodation comprising of: Entrance hallway, lounge, kitchen dining living space, first floor landing with two spacious bedrooms and superb modern bathroom suite. The property also boasts low maintenance gardens to the front and rear, with two outbuildings, one having plumbing for a washing machine. There is full uPVC double glazing and gas

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

uPVC entrance door to front opens into lounge

Lounge

10' 0" x 11' 10" (3.050m x 3.602m)

uPVC window to front aspect, radiator. Traditional fireplace housing gas fire. Door to rear leads into kitchen dining space

Kitchen dining living space

21' 6" x 11' 3" (6.551m x 3.425m)

uPVC door with matching side panels to rear leads into rear garden. Stairs leading to the first floor. Modern flooring. Understairs storage cupboard. A superb range of modern fitted units incorporating integral oven, hob and extractor hood over. Stainless steel sink unit with draining board and mixer tap. Radiator and inset ceiling spotlights. Radiator

First floor landing

Leading to both bedrooms and bathroom suite

Bedroom 1

10' 2" x 12' 0" (3.104m x 3.658m)

uPVC window to front, radiator

Bedroom 2

7' 0" x 8' 8" (2.131m x 2.648m)

uPVC window to rear, radiator. Built in storage cupboards

Bathroom

8' 8" x 6' 8" (2.634m x 2.024m)

Opaque uPVC window to rear, panelled bath with shower over and shower screen, built in shelving, pedestal wash basin and close coupled w/c. Tiled walls, modern flooring

Outside

The front of the property has a low maintenance garden to the front enclosed by picket style timber fencing and gate. There is space to park one vehicle in front of the property. To the rear is an equally low maintenance and private rear courtyard, with access to two outbuildings, one of which has plumbing for a washing machine, the other is a useful storage building and with light and power

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

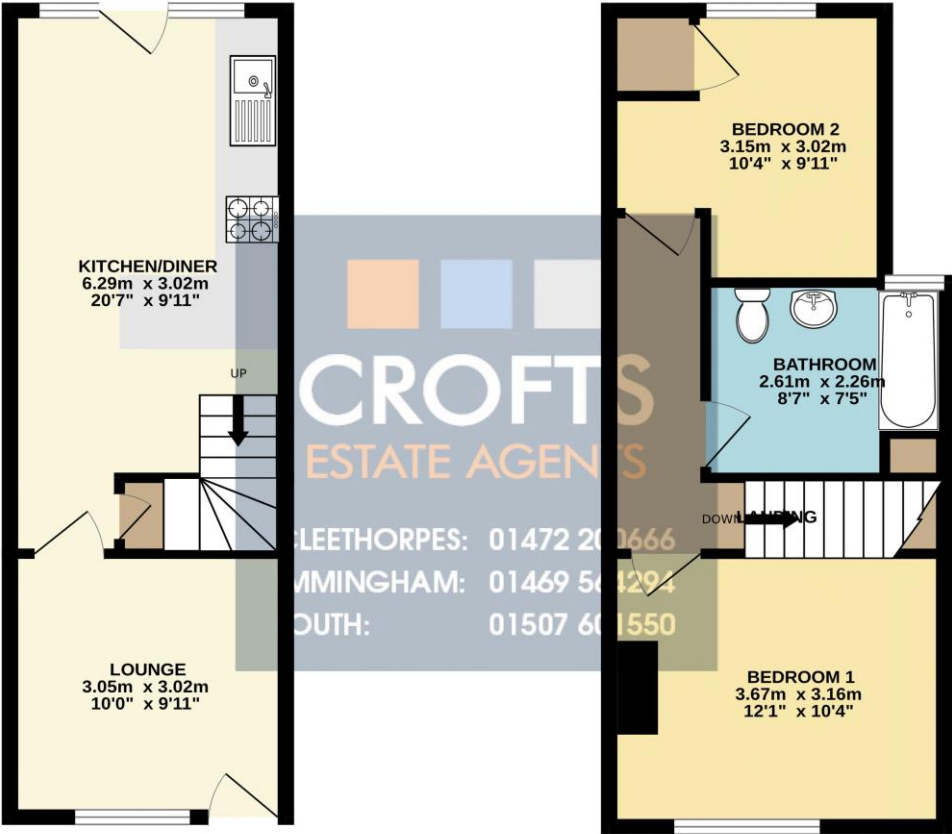
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
28.2 sq.m. (303 sq.ft.) approx.

1ST FLOOR
32.1 sq.m. (346 sq.ft.) approx.



TOTAL FLOOR AREA: 60.3 sq.m. (650 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.