



CROFTS ESTATE AGENTS

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



26 St. Bernards Avenue
Louth
LN11 8AA

£195,000

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Property Description

This superb semi detached residence is situated in this ever popular position in Louth within easy access of amenities and the town centre. Having been fully modernised throughout in recent years, the property is an excellent proposition for first time buyers and young families. Internal viewings of this smartly presented home are highly recommended and will reveal well presented and spacious living accommodation throughout, comprising of: Entrance hall, lounge, fitted kitchen, dining room, first floor landing, three spacious bedrooms and modern bathroom suite. The property boasts full uPVC double glazing and gas central heating system, with a block paved driveway to the front. To the rear is a large private lawned garden with brick outbuilding, enclosed to all sides by wood panel fencing. Blinds and shutters, carpets and flooring, plus the outdoor parasol at the rear of the house are all to be included in the sale!

Entrance Hall

Composite entrance door to front opens into hallway. Stairs to first floor landing, radiator. uPVC window to front. Door to side opens into kitchen. Door to rear leads into lounge

Lounge

11' 7" x 12' 7" (3.526m x 3.833m)
uPVC window to rear, radiator

Kitchen/Breakfast Room

11' 7" x 11' 7" (3.524m x 3.522m)
uPVC window to front. uPVC door to side. Built in pantry. Range of modern fitted units incorporating 1.5 stainless steel sink unit with draining board and mixer tap. Space for cooker with overhead extractor hood. Tiled ceramic splashbacks, modern flooring. Wall mounted combination boiler. Door to rear leads into dining room

Dining Room

9' 7" x 7' 9" (2.928m x 2.372m)
uPVC french doors to rear leading to the garden. Radiator, modern flooring

First Floor Landing

Leading to all bedrooms and bathroom suite

Bedroom 1

11' 7" x 9' 7" (3.54m x 2.922m)
uPVC window to rear, radiator, two double built in cupboards

Bedroom 2

11' 6" x 10' 0" (3.5m x 3.055m)
uPVC window to rear, radiator

Bedroom 3

10' 9" x 7' 0" (3.265m x 2.140m)
uPVC window to front, radiator

Bathroom

6' 11" x 7' 9" (2.109m x 2.350m)
Opaque uPVC window to front, panelled bath with shower over, close coupled w/c, vanity wash basin, large storage cupboards, heated towel rail. Tiled walls

Outside

Front of the property is approached by a block paved driveway and a low maintenance raised gravel bed. The rear garden is a fantastic sized space for families and entertaining, enclosed to all sides by wood panel, fencing, concrete pathway and patio area. There is an outside toilet/WC alongside two useful brick outbuildings.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

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.







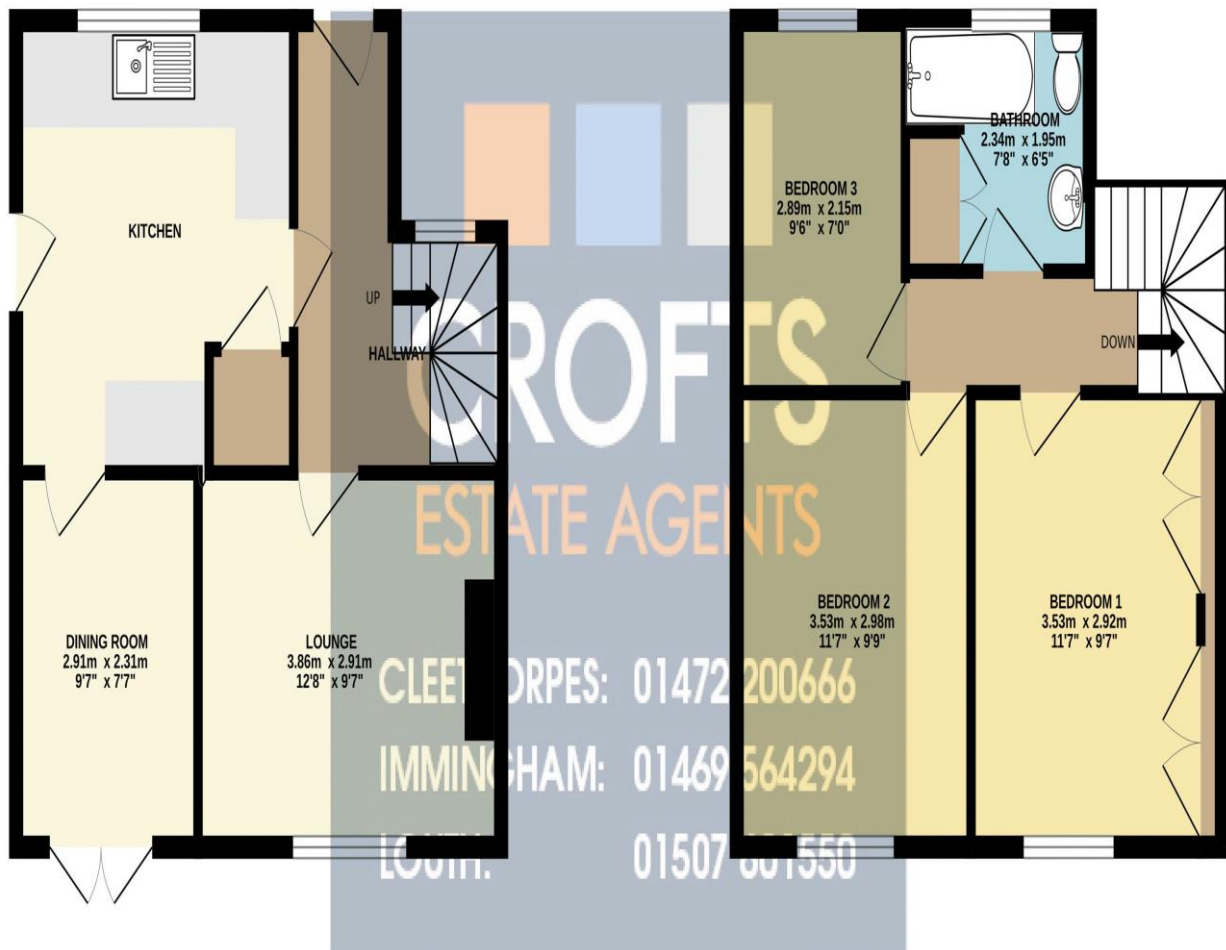
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
37.0 sq.m. (398 sq.ft.) approx.

1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA : 74.4 sq.m. (800 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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