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



Broadbank

Louth
LN11 0EW

Offers in the Region Of £160,000

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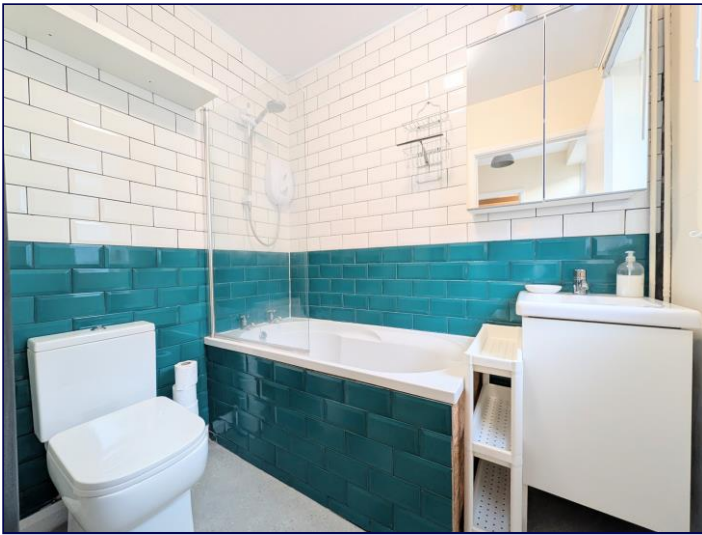
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Property Introduction

Broadbank, Louth – Mid Terrace Home with No Forward Chain
Offered to the market with no forward chain, this well-presented mid terrace property on Broadbank is ideally situated within walking distance of Louth's town centre and its excellent local amenities. The ground floor features a comfortable lounge leading through to a separate dining room, providing plenty of space for relaxation and entertaining. The kitchen is fitted with a range of units and gives access to the rear of the property, where you'll find a modern bathroom with a white suite. To the first floor are two generous double bedrooms, with the second bedroom giving access to a dressing room or nursery, adding valuable versatility for growing families or home workers. A loft room provides additional space ideal for storage or as a hobby area. Outside, the property enjoys low maintenance gardens to both the front and rear, creating an easy-care outdoor space perfect for seating or container planting. A fantastic opportunity for first-time buyers, downsizers or investors seeking a character home in a sought-after location close to Louth's shops, schools and transport links. Early viewing is highly recommended.

Entrance Hall

Entering the property reveals a radiator and Karndean flooring.

Lounge

12' 0" x 12' 5" (3.65m x 3.79m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Dining Room

12' 8" x 12' 7" (3.86m x 3.84m)

The dining room has a bay window to the rear elevation, a radiator and Karndean flooring. There is also access to the under stairs cupboard.

Kitchen

14' 1" x 5' 5" (4.30m x 1.64m)

The kitchen has a window to the side elevation, vinyl flooring and a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

Rear Lobby

3' 10" x 5' 11" (1.16m x 1.81m)

With a window and door to the rear elevation and a door to the bathroom.

Bathroom

6' 7" x 5' 2" (2.01m x 1.57m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and an electric shower.

First Floor Landing

The first floor landing has a window to the rear elevation, a built in cupboard and a carpeted floor.

Bedroom One

12' 1" x 16' 8" (3.69m x 5.09m)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom Two

10' 5" x 9' 9" (3.18m x 2.98m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Dressing Room

14' 2" x 5' 5" (4.32m x 1.65m)

The dressing room has a window to the side elevation, a radiator and a carpeted floor.

Loft Room

10' 1" x 16' 0" (3.08m x 4.87m)

The loft room has two windows to the side elevation, a radiator and a carpeted floor.

Outside

With a low maintenance garden to the front accessed through a gate. The rear garden is low maintenance and ideal for alfresco dining and has an out building providing 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.

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, 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



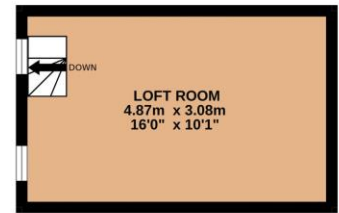
GROUND FLOOR
48.3 sq.m. (520 sq.ft.) approx.



1ST FLOOR
36.6 sq.m. (394 sq.ft.) approx.



2ND FLOOR
14.8 sq.m. (160 sq.ft.) approx.



TOTAL FLOOR AREA : 99.8 sq.m. (1074 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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