



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



56a James Street

**Louth
LN11 0JW**

**Monthly Rental Of £525,
Deposit of £600**

This delightful two bedroom cottage close to the heart of Louth Town Centre is ready and available for viewings and future occupancy. The property has a desirable layout and offers a good and well proportioned amount of living space. To the ground floor there is a kitchen diner plus utility area and separate large lounge which could also accommodate a dining table if required. On the first floor there are two large double bedrooms, bathroom with shower over bath and spacious landing. The owners are looking for a long term tenant.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance/Utility room

3' 7" x 9' 5" (1.08m x 2.88m)

Entered through a wood glass panelled door the entrance leads directly into a utility room with work top and plumbing under for a washing machine. The room also has neutral decor, sash window with vertical blinds, pendant light and tile effect vinyl floor.

Kitchen diner

16' 1" x 9' 5" (4.90m x 2.88m)

A spacious kitchen diner has a generous range of wood wall and base units to three sides with grey roll top work tops over. The kitchen has a sunken sink drainer and integral electric hob, oven and grill with stainless steel extractor fan over, tile effect vinyl floor, white brick splash back tiling, neutral decor, four way ceiling light and pendant light over the dining area.

Lounge/Diner

19' 9" x 9' 10" (6.02m x 2.99m)

The lounge offers an excellent space and could easily house a dining space as well as the lounging area. The lounge has sash window with vertical blinds to the front, storage heater, two pendant lights, neutral decor and porthole window to the rear.

Stairs and landing

The stairs are open plan from the lounge to a generous landing with pendant light, neutral decor, loft access and carpet.

Bedroom One

13' 4" x 9' 7" (4.07m x 2.91m)

The biggest bedroom has sash window to the front, neutral decor, carpet, storage heater and pendant light.

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.94m)

The second bedroom also has sash window to the front, neutral decor, carpet, storage heater and pendant light.

Bathroom

8' 2" x 6' 2" (2.48m x 1.89m)

A good sized modern bathroom has matching white three piece suite with shower over bath and glass shower screen. There are modern cream stone effect splash back tiles, cream decor, tile effect vinyl floor, ceiling light, wood window to rear with blind, shaver point and airing cupboard.

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.

Viewing

By appointment only, telephone 01472 200666

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 office on 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

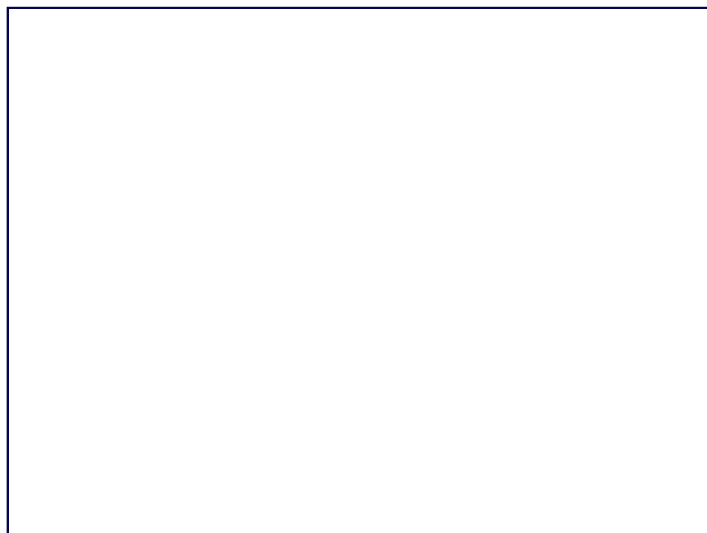
Property Management

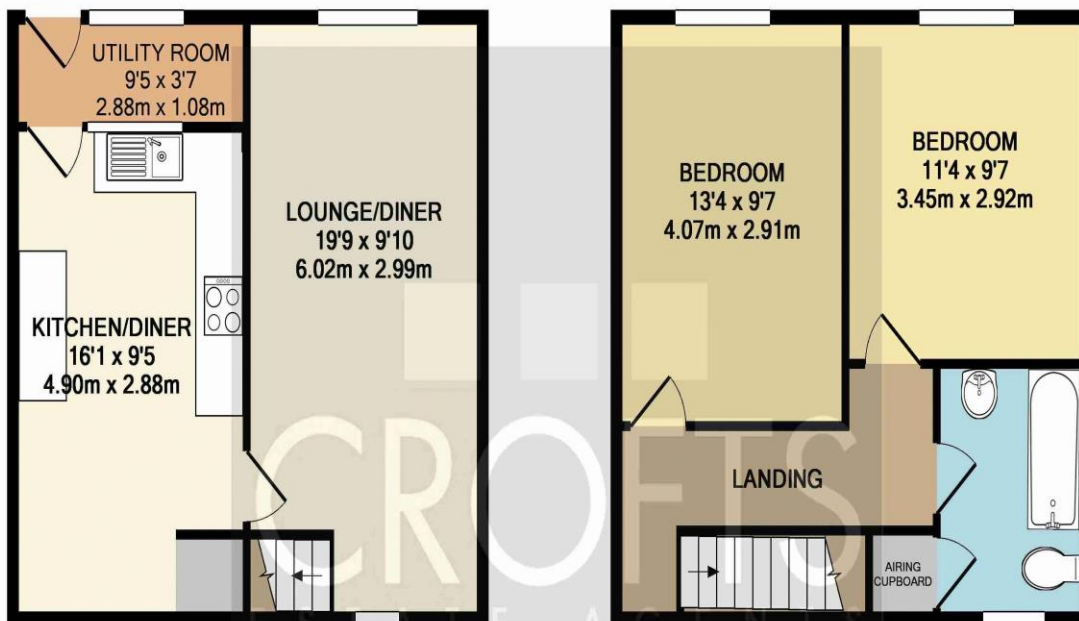
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016