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



76 High Holme Road
Louth
LN11 0HE

Offers in the Region Of £132,000

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Property Description

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 central heating system.

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



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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant

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



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.



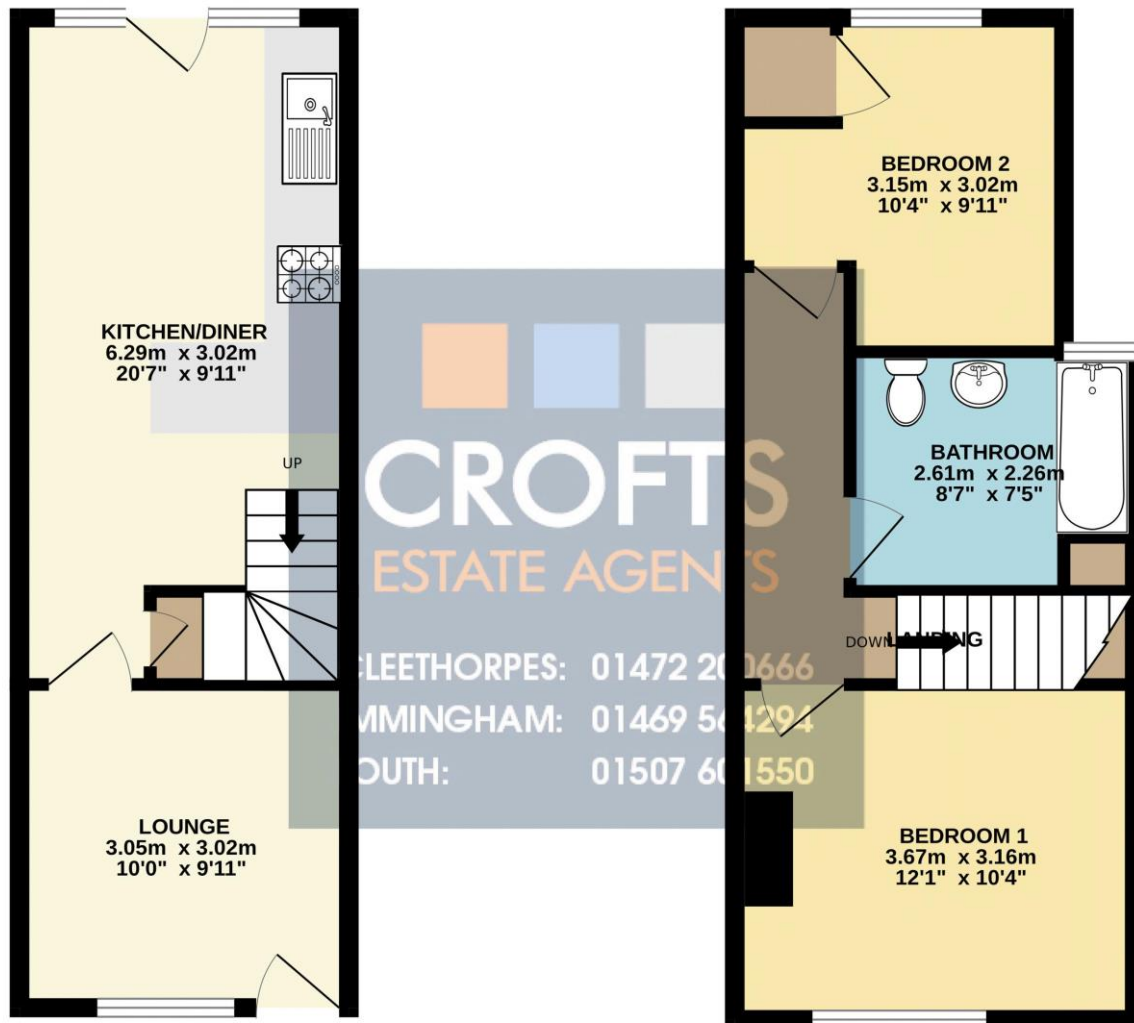
OPEN 7 DAYS A WEEK

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
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.
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