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



73 Mount Pleasant Avenue
Louth
LN11 9DJ

Offers in the Region Of £149,995

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 :

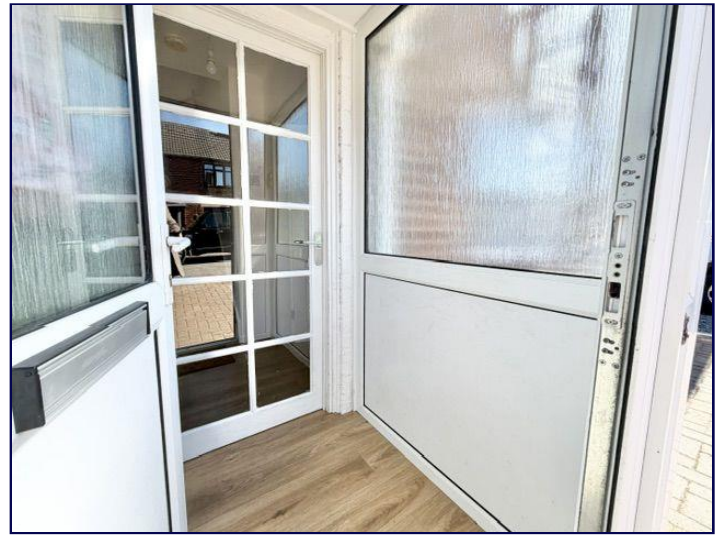
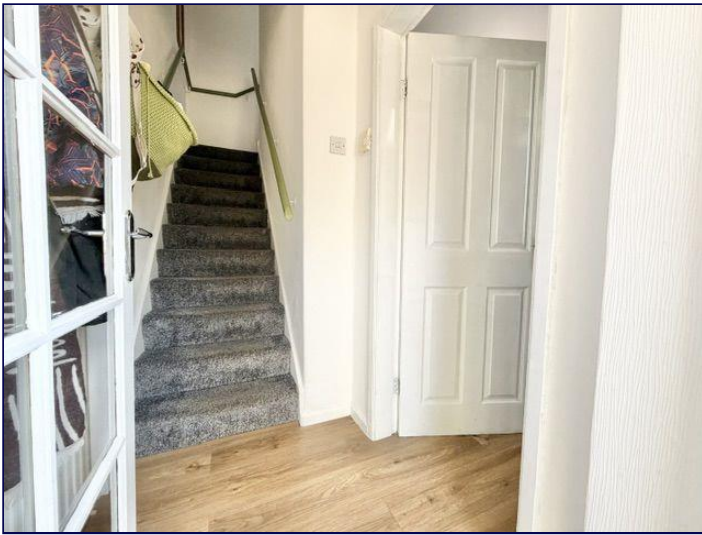
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

This beautifully presented three-bedroom mid-terrace home offers an outstanding opportunity for first-time buyers, growing families, or investors seeking strong rental potential. Set back from the road, the property benefits from a smart block-paved driveway providing off-road parking for two vehicles—an increasingly valuable feature. Upon entering, you are welcomed by a practical entrance porch leading into a bright hallway, setting the tone for the well-maintained accommodation throughout. The inviting lounge provides a comfortable space to relax, while the recently fitted modern kitchen is both stylish and functional, ideal for everyday living. A rear lobby gives additional access to the garden, and the ground floor is completed by a contemporary bathroom featuring a shower over the bath. To the first floor, the property offers three well-proportioned bedrooms, with the standout being an impressively spacious master bedroom, perfect for creating a relaxing retreat. Externally, the property truly excels. The generous rear garden has been thoughtfully designed to suit both families and entertaining, featuring a high-quality lawn, a barked play area, and two separate slab patio areas—ideal for enjoying the sun throughout the day. A timber shed sits neatly at the bottom of the garden, providing useful storage. With rental potential in the region

of £750 per calendar month, this property represents a fantastic investment as well as a superb home. Early viewing is highly recommended.

Porch

4' 0" x 3' 11" (1.22m x 1.20m)

A small uPVC entrance porch has uPVC window to the side frosted door to the front, wood laminate flooring and green decor.

Lounge

13' 4" x 13' 9" (4.06m x 4.18m)

A good sized lounge has uPVC window to the front, wood laminate flooring, cream decor, under stairs storage cupboard, radiator and ceiling light.

Kitchen

8' 5" x 17' 0" (2.56m x 5.17m)

A new matte grey kitchen has wall and base units to three sides with marble effect contrasting work tops over. There is an integral oven grill, gas hob with extractor over with space for dishwasher, washing machine, tall fridge freezer and dryer. The room has white splash backs tiling, grey decor, grey grey tile effect vinyl floor, radiator, uPVC window to the rear and two ceiling lights.

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Rear lobby

2' 10" x 5' 5" (0.87m x 1.65m)

A wood frosted door gives access to the rear garden and this area also features a useful storage cupboard. The area has white half tile walls, grey decor, ceiling Leith and grey tile effect vinyl floor.

Family Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

The ground floor bathroom has three piece white suite with shower over the bath, cream splash back tiling, white decor, chrome towel rail, frosted uPVC window, extractor and ceiling light.

Stairs and landing

There is a dark grey carpet, white decor, pendant light and loft access.

Bedroom One

10' 8" x 13' 10" (3.25m x 4.21m)

The largest bedroom to the front of the property has uPVC window, grey carpet, white decor to coving, pendant light, radiator and storage cupboard.

Bedroom Two

11' 3" x 8' 8" (3.42m x 2.64m)

The second bedroom has yellow, purple and white decor with picture rail and coving, brown carpet, uPVC window to the rear, pendant light and radiator,

Bedroom Three

8' 3" x 7' 11" (2.52m x 2.41m)

The third bedroom is a good size with uPVC window to the rear, pale brown and white decor, brown carpet, picture rail, coving, pendant light and radiator

Rear garden

A superb rear garden offers a great space for adults and children alike with expansive lawn and barked play area to the centre of two slab patio area with connecting concrete path. To the bottom of the garden is a large timber summer house shed with second shed to the back of the house. The garden is enclosed by good quality timber fencing.

Front garden

The front garden has been well laid to block paved with side by side off road parking for two cars with timber fence to one side.



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 : 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 Forge Mortgage Advisors 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

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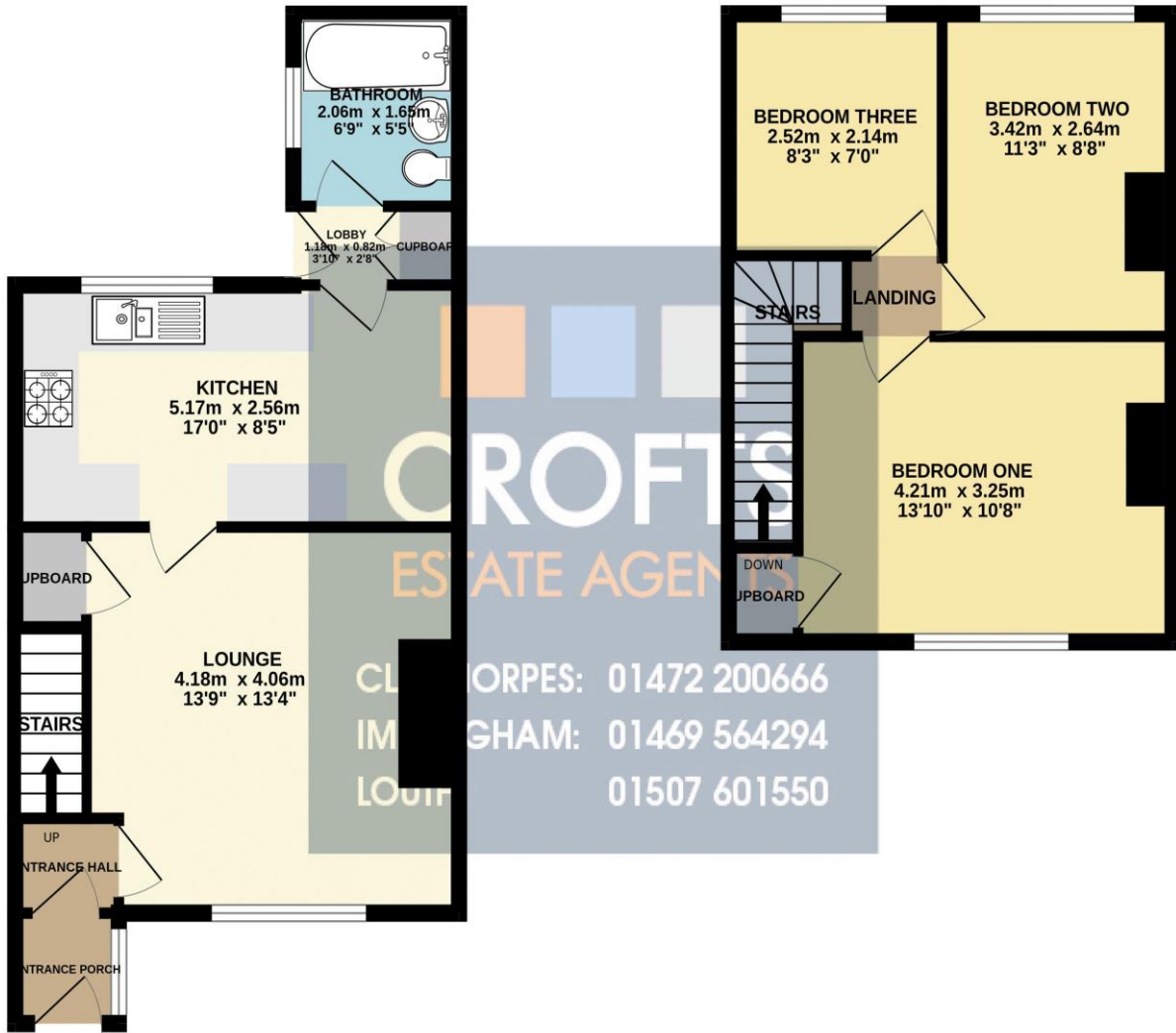
OPEN 7 DAYS A WEEK

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
37.8 sq.m. (407 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 69.2 sq.m. (745 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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