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



56 Broadbank
Louth
LN11 0EW

Offers in the Region Of £265,000

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Property Description

This spacious and very well presented bay fronted period terrace home is located on this highly popular and sought after road within Louth. Offered for sale with NO FORWARD CHAIN, this flexible family home retains character and period appeal, boasting versatile living accommodation throughout, comprising briefly of ; Entrance hallway with stairs leading to the first floor, bay fronted lounge, dining room, fitted kitchen, ground floor shower room, split level landing to the first floor, three spacious bedrooms and four piece family bathroom suite. Externally, the property is approached by a raised front garden with steps ascending to the entrance door. The rear garden is private and not overlooked, having a patio area, with lawn, enclosed by wood panel fencing and established hedge boundaries. There is a large timber framed greenhouse, wooden storage shed and also a modern garden room to the rear of the garden which could be used for recreational purposes such as garden bar, or man cave.

Entrance Hallway

Door to front opens into entrance hallway, with stairs leading to first floor landing. Oak flooring, understairs storage cupboard. Radiator

Lounge

12' 6" x 12' 11" (3.815m x 3.938m)

Walk in bay window to front , feature fireplace, coving to ceiling, picture rail and coving to ceiling

Dining room

11' 8" x 10' 7" (3.546m x 3.230m)

Sash window to rear, radiator

Kitchen

18' 2" x 7' 6" (5.531m x 2.293m)

Door to side leads to rear garden. Radiator. Range of fitted units incorporating 1.5 bowl stainless steel sink unit with draining board and mixer tap. Plumbing for washing machine and dishwasher. Freestanding cooker with overhead extractor hood. Door to rear leads to shower room

Shower Room

5' 10" x 7' 1" (1.789m x 2.150m)

Window to side, walk in shower cubicle, close coupled w/c, pedestal wash basin, heated towel rail

First Floor Landing

Split level landing , built in storage cupboard

Bedroom 1

12' 7" x 11' 3" (3.840m x 3.437m)

Window to front, radiator. Plantation shutters.

Bedroom 2

11' 7" x 11' 7" (3.520m x 3.543m)

Window to rear, radiator, built in fitted wardrobe

Bedroom 3

9' 11" x 7' 0" (3.020m x 2.141m)

Window to front, radiator, built in storage cupboard

Bathroom

13' 6" x 7' 11" (4.103m x 2.405m)

Velux window, spotlight ceiling. Radiator, pedestal wash basin, a cupboard with a boiler, walk in shower cubicle, rolltop bath. Window to side

Outside

The property occupies an elevated position with stairs leading to the front door and raised front garden. The rear garden is large, private and ideal for entertaining. There is a large timber framed greenhouse, storage shed as well as a large garden room with light and power to the rear, ideal for recreational use. There is a decking area leading to the garden room. Enclosed to all sides by wood panel fencing and established hedges, with a lawn and paved patio area.

Tenure

Believed to be, 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 B: 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 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.







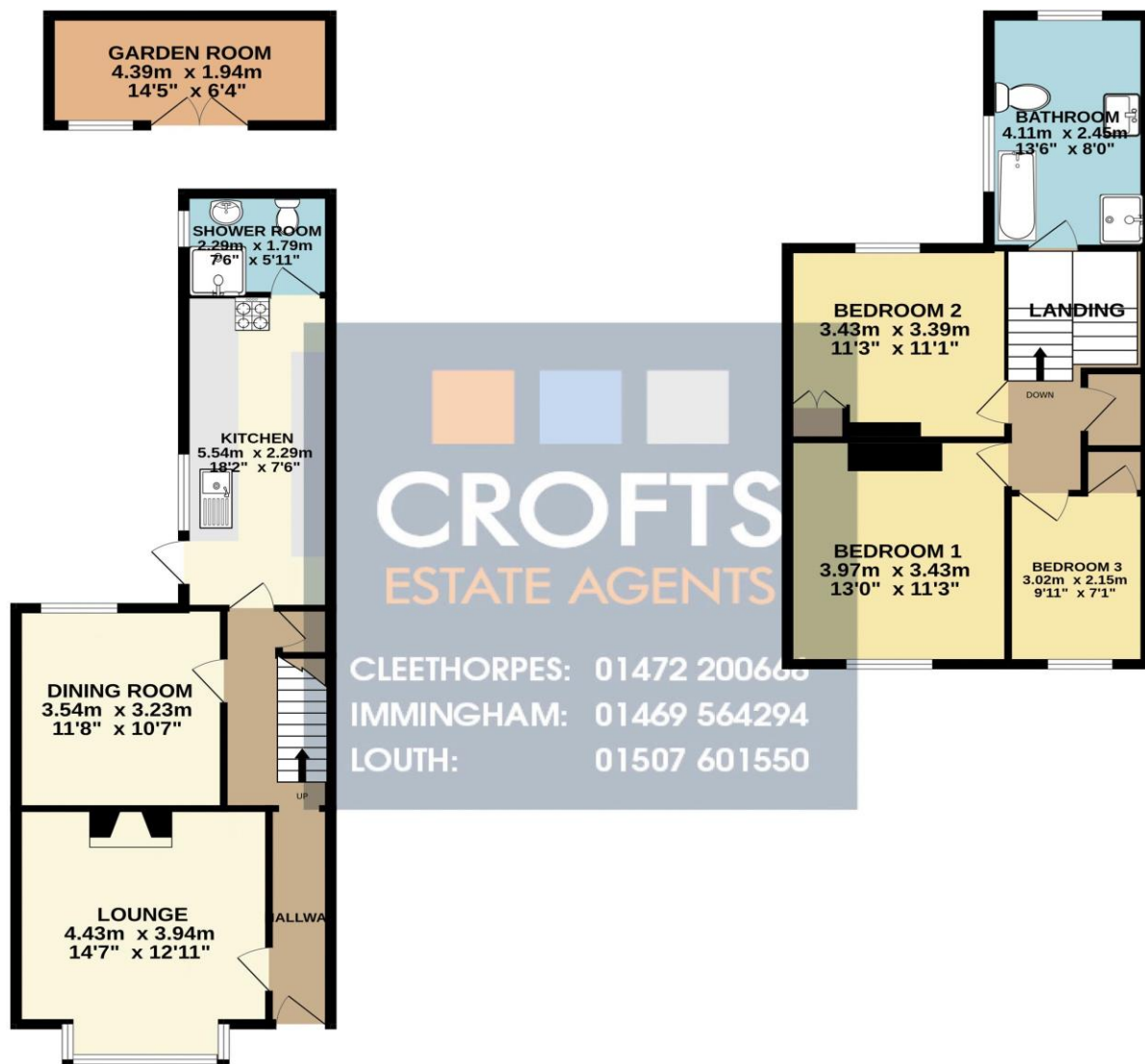
OPEN 7 DAYS A WEEK

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
62.0 sq.m. (667 sq.ft.) approx.

1ST FLOOR
50.2 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA: 112.1 sq.m. (1207 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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