



# CROFTS ESTATE AGENTS

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



85 St. Bernards Avenue  
Louth  
LN11 8AS

Offers in the Region Of £170,000

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### Property Description

Offered for sale with NO FORWARD CHAIN, this modern and well-presented mid-terrace property is located on the popular St. Bernards Avenue in Louth, ideally positioned for local amenities, schools, and transport links. The accommodation has been finished to a modern and fresh standard throughout, making it ready for immediate occupation. To the ground floor, the property comprises a bright and welcoming lounge to the front, providing a comfortable living space. To the rear is a stylish kitchen-diner, offering ample space for dining and everyday family living, with direct access to the rear garden. To the first floor, the property benefits from three well-proportioned bedrooms, along with a modern family bathroom, all presented in a clean and contemporary style. Externally, the property offers off-road parking to the front, a valuable feature for the area. To the rear is a generous-sized garden, ideal for families and outdoor entertaining. The garden further benefits from two useful outbuildings providing excellent storage, along with an outside WC, adding to the practicality of the space. This property represents an excellent opportunity for first-time buyers or families seeking a move-in-ready home. Early viewing is highly recommended.

### Lounge

12' 9" x 18' 4" (3.88m x 5.59m)

The lounge has door and two windows to the front elevation, a radiator and a carpeted floor. There is also an electric wall mounted fire.

### Kitchen/Diner

8' 11" x 18' 4" (2.71m x 5.59m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a modern range of fitted units with plenty of counter space, a one and a half sink and drainer, plumbing for a washing machine and dish washer. There is also an electric oven, a FIVE ring gas hob with an extractor over and a good space for a dining table and chairs.

### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

12' 10" x 12' 6" (3.92m x 3.80m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

### Bedroom Two

8' 11" x 14' 3" (2.71m x 4.35m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

### **Bedroom Three**

8' 4" x 10' 1" (2.53m x 3.07m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

### **Bathroom**

5' 5" x 8' 2" (1.65m x 2.49m)

The bathroom has two opaque windows to the rear elevation, a heated towel rail and vinyl flooring. There is also a white modern suite with a WC, vanity basin and P shaped bath with a glass screen and fully tiled walls.

### **Outside**

To the front there is off road parking for multiple cars and a passage to the rear garden. The rear garden is a great size and ideal for a family with a vast lawn and spacious patio area ideal for alfresco dining. There are also two outbuildings for storage and an outside WC.



**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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.*



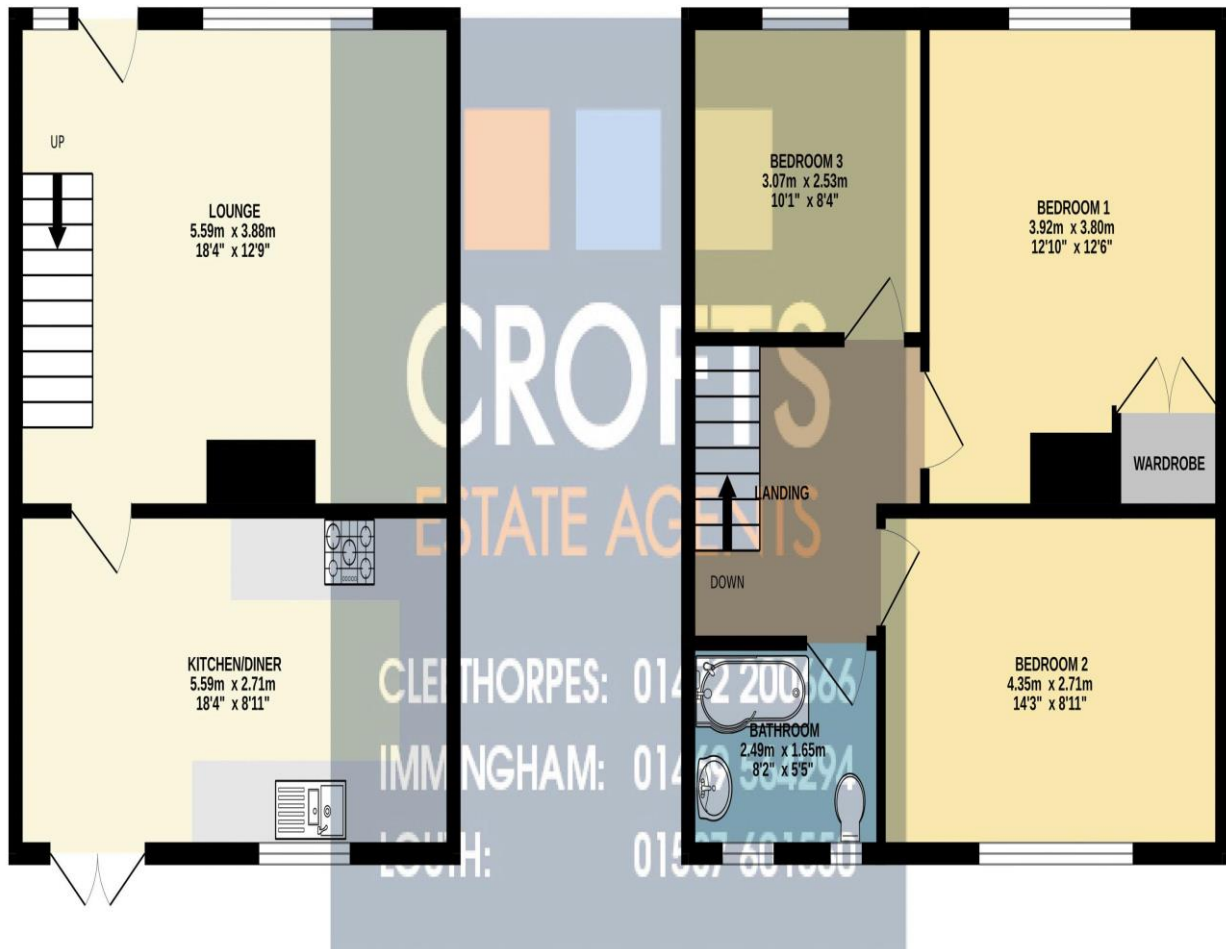
**OPEN 7 DAYS A WEEK**

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  
36.1 sq.m. (389 sq.ft.) approx.

1ST FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



TOTAL FLOOR AREA : 80.4 sq.m. (866 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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