CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

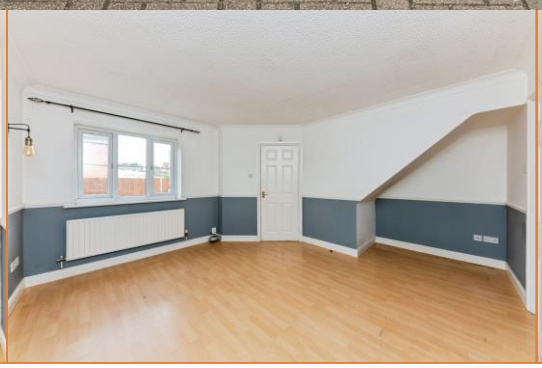
CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









Graye Drive

Louth
LN11 8YJ

Auction Guide Price £140,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: info@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Introduction
Crofts are delighted to present to the market this attractive three-bedroom end-terrace home, ideally situated on the sought-after Graye Drive in the thriving market town of Louth and creating an ideal purchase for a variety of buyers. Offering well-appointed accommodation throughout, the property boasts a generous dining kitchen, a well proportioned living room perfect for both relaxing and entertaining, three bedrooms, a modern shower room, and the added convenience of a downstairs WC. Externally, the home continues to impress with a fully enclosed rear garden, providing an ideal space for families and outdoor enjoyment, while two allocated parking spaces to the front offer practical everyday convenience. Combining comfortable living with an excellent location close to local amenities, schools and transport links, this fantastic home is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment, with the property offered with no forward chain on the vendors side.

Entrance Hallway

A welcoming entrance hallway featuring a composite front door. Staircase rising to the first-floor landing. Internal doors provide access to the living room and downstairs WC. Complete with radiator, thermostat, and security alarm control panel.

Cloakroom

Convenient ground-floor cloakroom fitted with a low-level WC and pedestal wash hand basin with tiled splashback. Also housing the consumer unit, the room benefits from a radiator and a frosted uPVC window to the front aspect.

Living Room
14' 10" x 13' 6" (4.51m x 4.12m)
A bright and generously proportioned living space, enhanced by a large uPVC window overlooking the front aspect and allowing plenty of natural light. Includes a radiator, multiple power points, TV aerial point, telephone points, and a useful under-stairs storage recess. Internal door through to the kitchen.

Kitchen/Diner
14' 9" x 9' 3" (4.49m x 2.83m)
A well-appointed kitchen fitted with a range of wall and base units complemented by work surfaces over. Appliances include a four-ring gas hob with tiled splashback and pull-out extractor hood, alongside an integral oven. The space also offers a one-and-a-half bowl sink with mixer tap and drainer, plumbing for a washing machine, designated space for a dishwasher and fridge freezer, and ample room for a dining table. Additional features include part-tiled walls, radiator, power points, a uPVC window to the rear aspect, and uPVC French doors opening directly onto the rear garden.

First Floor Landing

Providing access to all first-floor accommodation, the landing also features a large built-in storage cupboard, loft hatch access to the loft space housing the gas combi boiler.

Bedroom One
12' 10" x 8' 8" (3.92m x 2.63m)
A generously proportioned double bedroom enhanced by an abundance of fitted wardrobe space. Further benefits include a radiator, power points, TV aerial point, and a uPVC window overlooking the front aspect.

Bedroom Two
11' 3" x 8' 8" (3.44m x 2.63m)
Another well-sized double bedroom featuring extensive fitted wardrobes, spot lighting, radiator, TV aerial point, power points, and a uPVC window to the front aspect.

Bedroom Three
10' 4" x 8' 8" (3.14m x 2.65m)
An ideal single bedroom, nursery, home office, or dressing room, complete with a uPVC window to the front aspect, radiator, power points, TV aerial point, and a large built-in over-stairs storage cupboard.

Shower room
6' 3" x 5' 10" (1.9m x 1.77m)
Beautifully presented and fitted with a modern three-piece suite comprising a fully tiled shower cubicle with sliding door, push-flush WC, and pedestal wash hand basin with chrome mixer tap and tiled splashback. Additional features include a frosted uPVC window to the rear aspect, spot lighting, extractor fan, electric shaver point, and radiator.

Outside

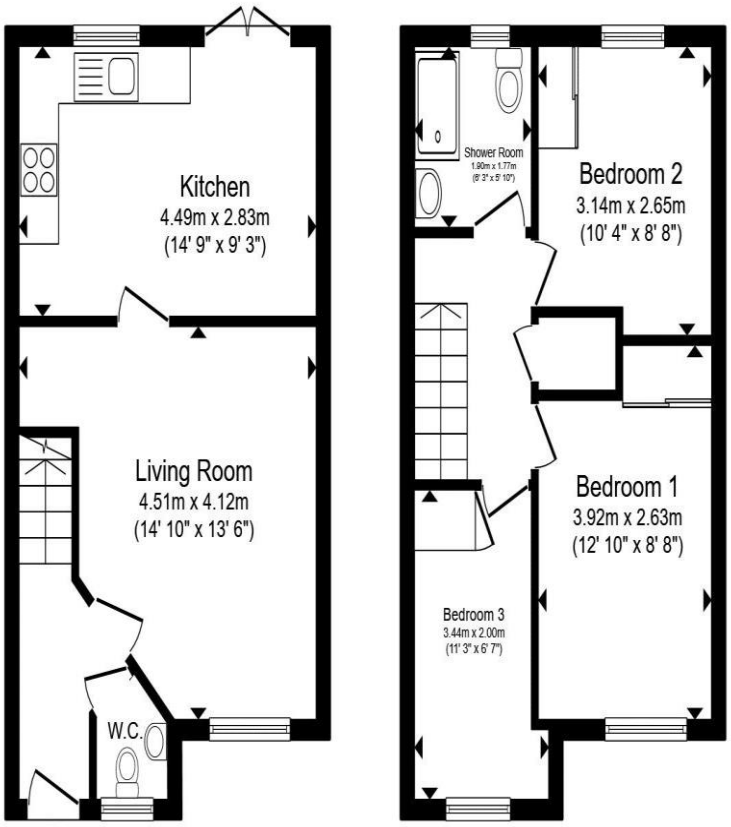
The property enjoys a fully enclosed rear garden, offering an excellent outdoor space for both relaxation and entertaining. Thoughtfully designed with a combination of decking and lawn, the garden also benefits from a patio area at the far end, ideal for outdoor seating. A timber-built shed provides valuable storage, while a paved pathway links the various sections of the garden. A side access gate offers convenient pedestrian access between the front and rear of the property.

Parking

The property further benefits from two allocated parking spaces situated directly opposite the home, providing convenient off-road parking for residents and visitors alike.







Ground Floor **First Floor**

Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

CROFTS
ESTATE AGENTS

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.