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



Mallard Ings

**Louth
LN11 0FD**

£100,000

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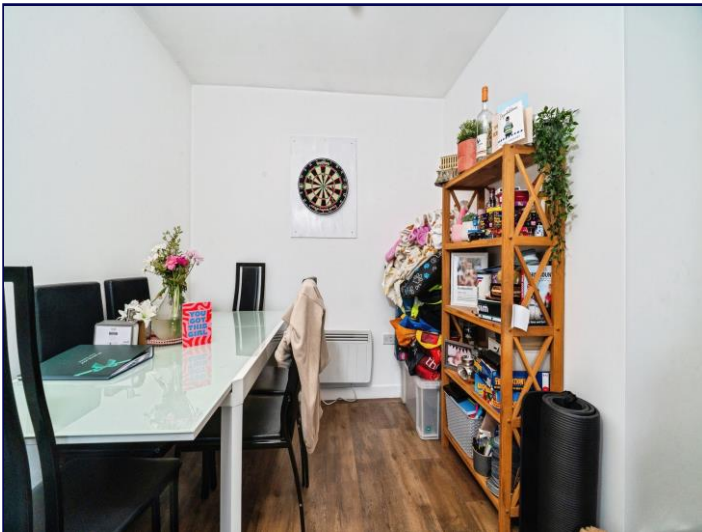
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Property Introduction

Situated in the popular market town of Louth is this very well presented top floor two-bedroom flat benefitting from its own private parking space and being positioned just a short walk to local amenities and the town centre. Internally, the property is neutrally decorated and finished to a high standard benefitting from a new modern kitchen with appliances, two smart bathrooms, one being en suite to the master bedroom and a further second double bedroom. A large and bright open plan lounge diner benefits from having a peaceful outlook overlooking the Louth canal with views across roof tops of this historic market town.

Lobby Area

The lobby area is accessed from entrance door and reveals a neutral decor which sets the theme for the rest of the property.

Entrance Hall

The hallway has a wall mounted electric heater, carpeted floor and storage cupboard.

Lounge/Diner

18' 6" x 9' 7" (5.65m x 2.93m)

The lounge-diner has a uPVC window to the rear elevation, electric wall mounted heater and a carpeted floor to the lounge and laminate flooring to the dining side.

Kitchen

9' 2" x 5' 11" (2.80m x 1.80m)

The kitchen has a uPVC window to the rear elevation and a stunning fitted kitchen with base and eye level units. There is also

an integral electric oven and hob with extractor over and a stainless steel sink and drainer with mixer tap. To complete the kitchen there is plumbing for a washing machine and complimentary tiling.

Bedroom One

14' 4" x 8' 8" (4.38m x 2.64m)

Bedroom one has a uPVC window to the rear elevation, carpeted floor and electric wall mounted heater.

En-suite

3' 10" x 8' 8" (1.17m x 2.64m)

The en-suite has a modern three piece suite with a fully tiled shower cubicle with electric Mira shower, complimentary tiling and heated towel rail.

Bedroom Two

10' 1" x 7' 10" (3.07m x 2.38m)

Bedroom two has a uPVC window to the rear elevation, carpeted floor, access to the loft and a wall mounted heater.

Bathroom

6' 4" x 5' 7" (1.94m x 1.69m)

The bathroom has a modern, white three piece suite with complimentary tiling, vinyl flooring, a heated towel rail and extractor.

Outside

Externally there is an allocated parking space for one vehicle.

Tenure

Believed to be Leasehold, 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, 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.

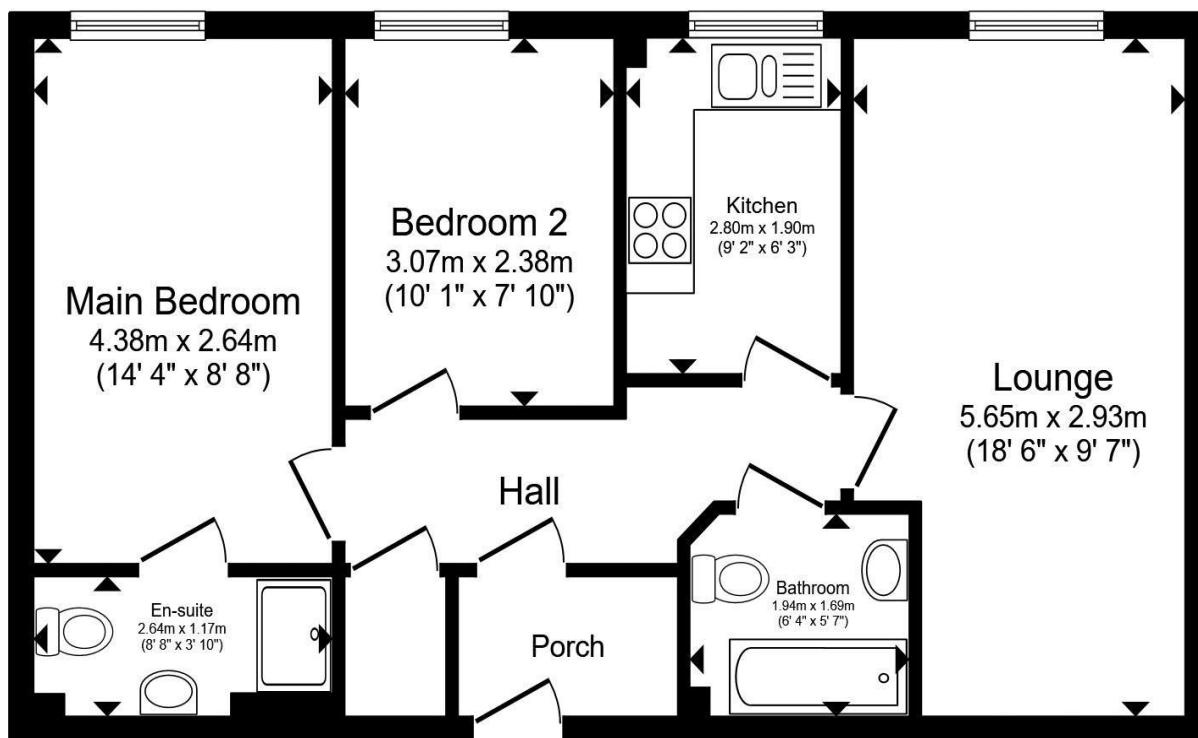
Free Valuations

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





Floor Plan

Total floor area 57.3 m² (617 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		