



# CROFTS ESTATE AGENTS

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



12 Bolle Road  
Louth  
LN11 0GR

Offers in Excess of £150,000

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**Property Description**

Situated on Bolle Road in the popular market town of Louth, this mid-terrace property presents an excellent opportunity for first-time buyers or those looking to step onto the property ladder. Offered for sale with no forward chain, the home is ready for immediate occupation and offers well-proportioned accommodation throughout. The ground floor comprises a comfortable lounge to the front, providing a welcoming space to relax, along with a spacious kitchen-diner to the rear, ideal for everyday living and entertaining. A convenient ground floor WC adds further practicality. To the first floor, there are two generous double bedrooms, both offering ample space for furnishings, alongside a family bathroom fitted with essential amenities. Externally, the property benefits from a small frontage, while to the rear there is a pleasant, enclosed garden—perfect for enjoying outdoor time with minimal upkeep required. Combining a convenient location with well-balanced living space, this property is an ideal choice for buyers seeking a manageable home with great potential in a sought-after area.

**Lounge**

15' 10" x 12' 7" (4.83m x 3.84m)

The lounge has a window and door to the front elevation, two radiators and laminate flooring.

**WC**

3' 2" x 6' 0" (0.96m x 1.83m)

The WC has a radiator, tiled floor, WC and basin.

**Kitchen/Diner**

11' 11" x 12' 6" (3.63m max x 3.81m max)

The kitchen-diner has a window and door to the rear elevation, a radiator and a tiled floor. There is also a range of modern fitted units with a one and a half sink and drainer, plumbing for a washing machine, dish washer and an electric oven and hob with an extractor over. There is also a space for a dining table and chairs.

**First Floor Landing**

With access to the loft, a radiator and a carpeted floor.

**Bedroom One**

12' 1" x 12' 6" (3.69m into wardrobe x 3.82m)

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

**Bedroom Two**

8' 10" x 12' 6" (2.70m x 3.81m)

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

### **Bathroom**

5' 7" x 6' 10" (1.70m x 2.08m)

The bathroom has a radiator and a carpeted floor. There is also a WC, basin and a bath with a mains shower over.

### **Outside**

With low maintenance gardens to the front and rear. The rear has a lawn, patio area ideal for alfresco dining and is enclosed by perimeter fencing.



**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 B: 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.

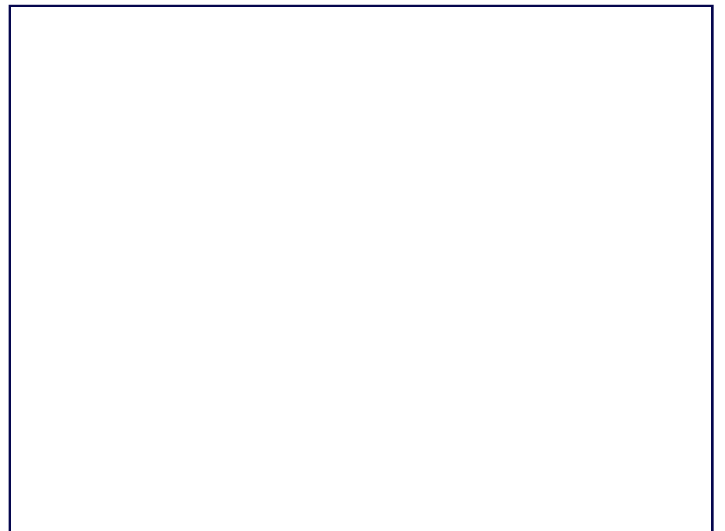
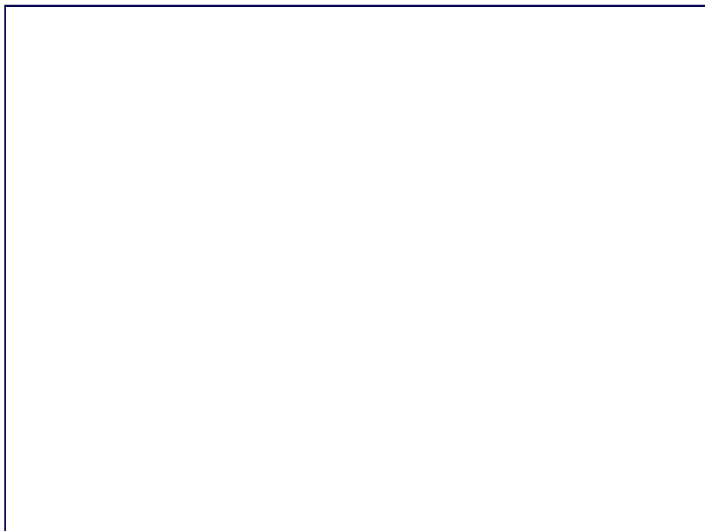
**Mortgage and Financial Advice**

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

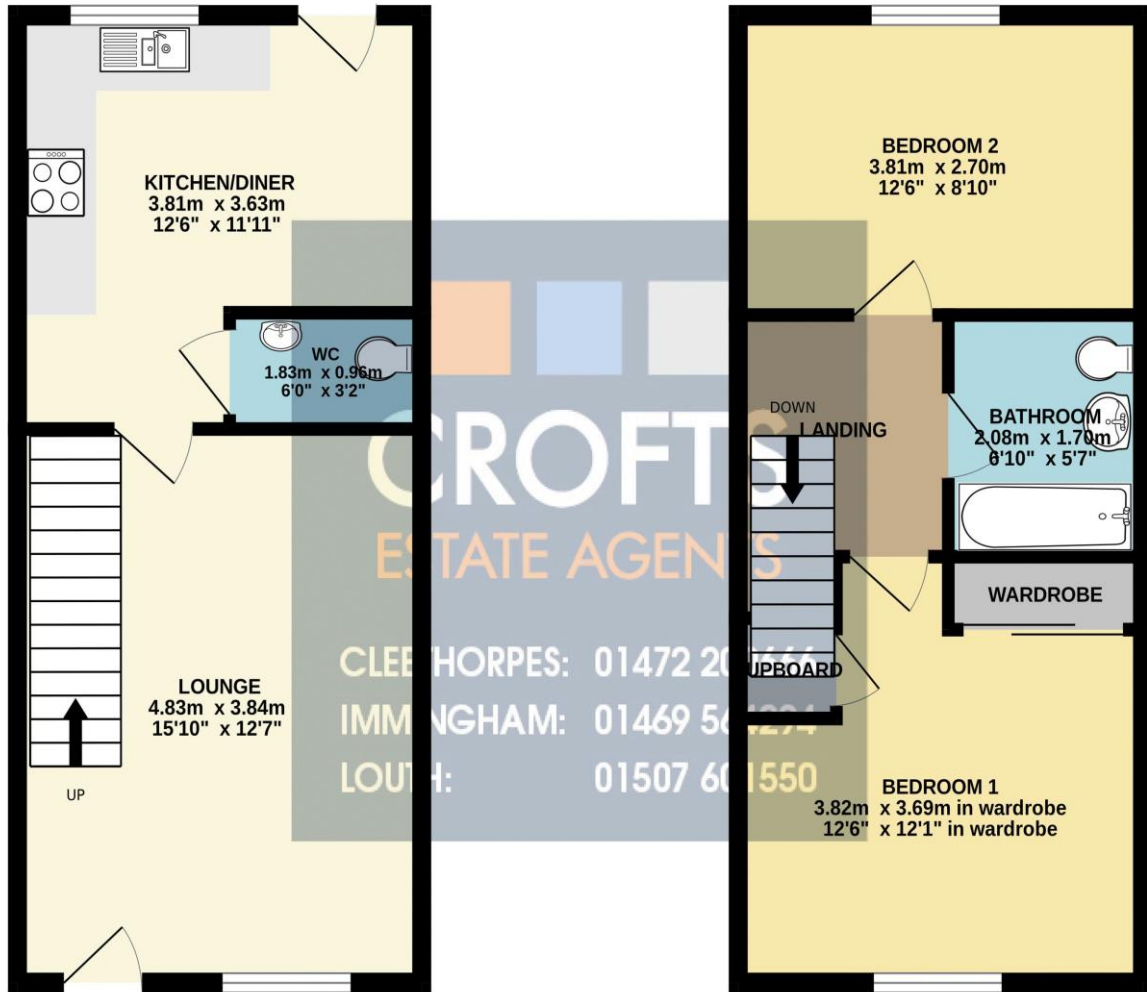
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



**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)



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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