CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









11a Thames Street
Louth
LN11 7AD

Offers in the Region Of £142,000

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 Description
Situated on Thames Street in the popular market town of Louth, this well presented extended mid-terrace property offers deceptively spacious accommodation, ideal for first-time buyers, couples, or investors alike. Offered for sale with no forward chain, the home is ready for immediate occupation and has been tastefully decorated throughout, creating a warm and welcoming feel from the moment you step inside. The ground floor accommodation comprises a comfortable lounge to the front aspect, perfect for relaxing evenings, along with a separate sitting room providing additional versatile living space. To the rear of the property is a well-appointed kitchen which flows through to the dining room extension, creating an ideal area for entertaining, family meals, or everyday modern living. To the first floor are two bedrooms and a stylish family bathroom, all ready for a new owner to enjoy. Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for relaxing, gardening, or al fresco dining during the warmer months. Conveniently located within easy reach of local amenities, schools, shops, and the many attractions of Louth town centre, this charming home combines character, space, and practicality in equal measure. Early viewing is highly recommended to fully appreciate the accommodation and presentation on offer with this attractive chain-free property.

Lounge
The lounge reveals a window to the front elevation, a radiator and a carpeted floor.

Sitting Room
The sitting room has a window to the rear elevation, door to the side, a radiator and a carpeted floor.

Kitchen
The kitchen has a window to the side elevation and a range of modern fitted units with solid counter tops along with a sink and drainer, plumbing for a washing machine and an electric oven and hob.

Dining Room
The dining room has French doors to the rear elevation, a radiator and laminate flooring.

First Floor Landing
Carpeted stairs lead to the first floor landing.

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

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

Bathroom
The bathroom has an opaque window to the rear elevation, partially tiled walls, a tiled floor and a four piece suite with WC, basin, bath and shower cubicle.

Outside
With a tidy low maintenance garden to the rear, an ideal setting for alfresco dining.





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 websitewww.voa.gov.uk/cti







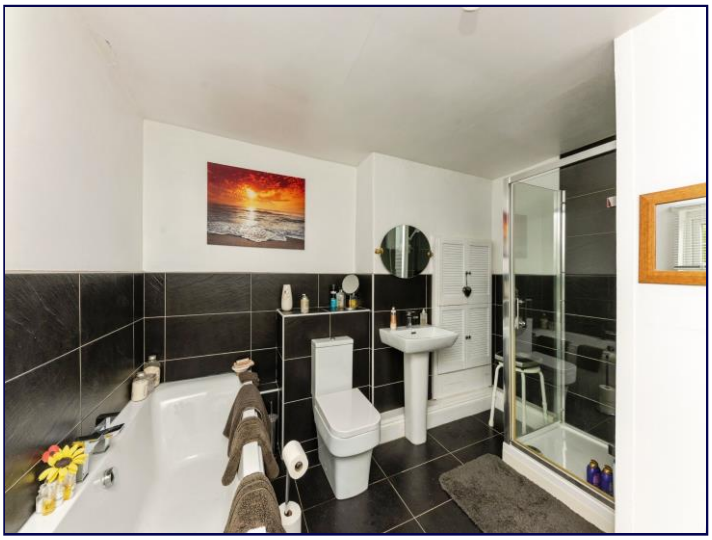


Free Valuations
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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

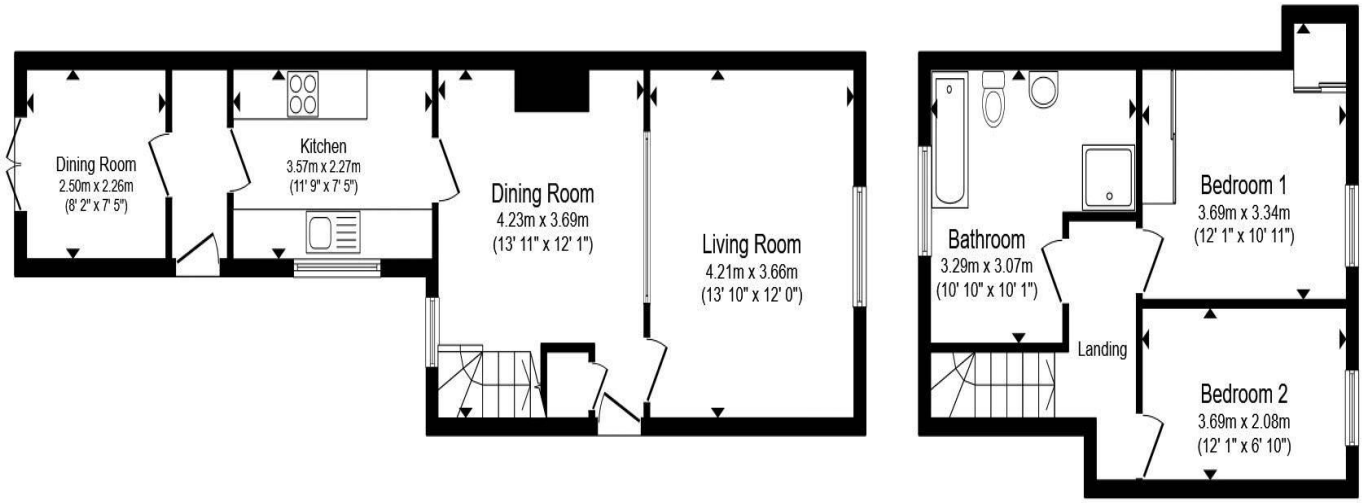
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.





OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



Ground Floor

First Floor

Total floor area 83.5 m² (899 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.