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



34 Grimsby Road
Louth
LN11 0DY

Offers in the Region Of £159,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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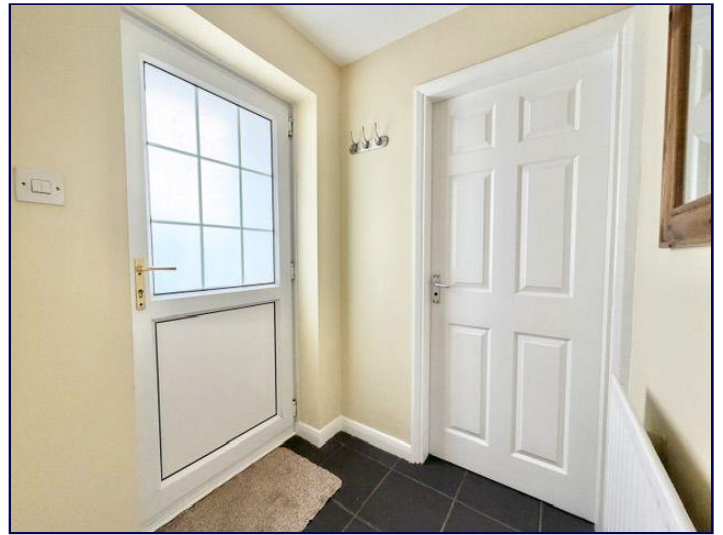
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Property Description

This charming two-bedroom mid-terrace home, forming part of an attractive row of just four properties, presents an ideal opportunity for young professionals, couples, or savvy buy-to-let investors seeking a well-located and characterful home close to Louth town centre. Bursting with warmth and personality, the property offers surprisingly generous ground floor accommodation. A welcoming lounge provides a relaxing retreat, complete with French doors opening onto a south-facing decked area—perfect for entertaining or unwinding in the afternoon sun. The open-plan kitchen dining room creates a sociable and practical space, ideal for modern living, while an entrance area and a well-appointed bathroom featuring a shower over the bath complete the ground floor. To the first floor, the property continues to impress with a spacious double bedroom alongside a versatile single bedroom, ideal as a home office, dressing room, or guest space—perfectly suited to today's flexible lifestyles. Externally, the home offers a unique blend of outdoor spaces. To the front, the sloping south-facing garden leads to a level decked seating area, providing an excellent spot to enjoy sunny afternoons, with convenient access onto Grimsby Road. To the rear, larger than expected gardens feature a combination of patio areas, lawn, and a fully

enclosed tarmac driveway, offering side-by-side parking for two vehicles—an increasingly valuable asset. Combining character, practicality, and location, this property represents a superb first-time purchase or a strong investment opportunity with excellent rental appeal in a sought-after area.

Entrance hall

4' 9" x 4' 7" (1.46m x 1.39m)

A small entrance hall has uPVC frosted door, cream decor, grey tiled floor, radiator and pendant light.

Kitchen diner

14' 0" x 11' 3" (4.26m x 3.42m)

An open plan area with generous space for dining offers cream wall and base units with wood effect work tops and white tiled splash backs over. There is space for washing machine, cooker with fixed extractor over and tall fridge freezer, uPVC window to the rear, dark tiled floor, ceiling light, sink drainer and radiator.

Lounge

10' 4" x 11' 3" (3.14m x 3.42m)

Good sized lounge with uPVC French doors to the rear decking, wood laminate flooring, cream decor, built in storage, open fireplace with electric log burner, ceiling light and radiator.

Family Bathroom

8' 0" x 5' 0" (2.44m x 1.53m)

A ground floor bathroom has white three piece suite with shower over the bath with glass shower screen. The room has white splash back tiling, grey tiled floor, uPVC frosted window, ceiling light, extractor, radiator and green decor.

Stairs and landing

The stairs have brown carpet, cream decor and pendant light.

Bedroom One

10' 5" x 11' 3" (3.17m x 3.43m)

A double bedroom has uPVC window, brown carpet, grey decor, radiator and pendant light.

Bedroom Two

7' 7" x 8' 5" (2.31m x 2.57m)

A smaller single bedroom has uPVC window to the rear, brown carpet, cream decor, built in storage pendant light, radiator and loft access.

Front garden

The front garden slopes away from the property and is mainly laid to lawn with a level decked area to the back of the house to enjoy the south westerly aspect of the property. The garden has slab path down the garden to a gate which gives access to Grimsby Road.

Rear garden and parking

The rear garden has concrete yard to the rear of the house with path to the garden area which is a good size, laid to grass and a slab patio area all enclosed with mature hedge and fence. Double timber gates lead in from the driveway which is laid to tarmac with an open front and provides parking for two cars side by side.



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

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 MORTGAGE OR OTHER LOAN SECURED ON IT.





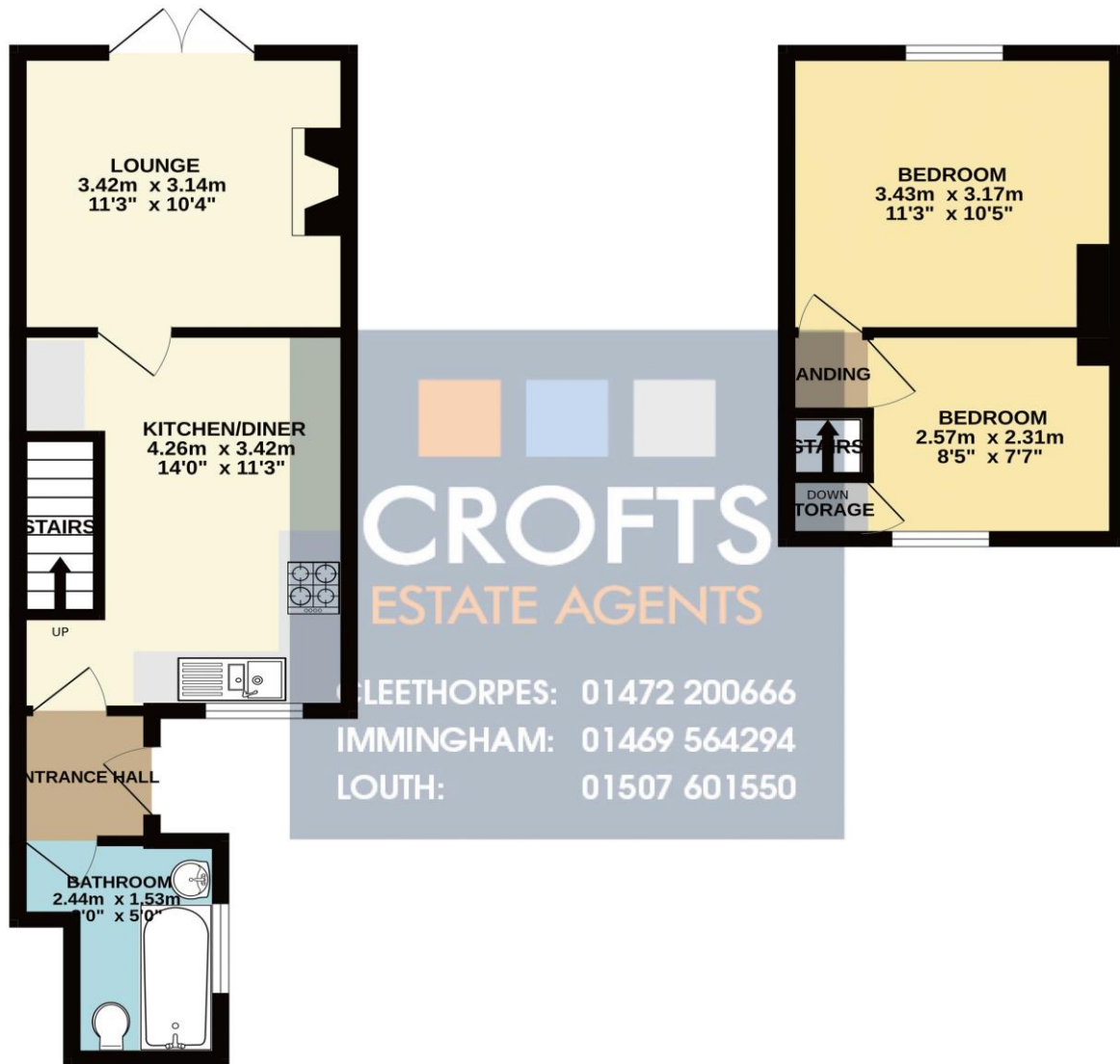
OPEN 7 DAYS A WEEK

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
31.1 sq.m. (335 sq.ft.) approx.

1ST FLOOR
18.3 sq.m. (197 sq.ft.) approx.



TOTAL FLOOR AREA : 49.4 sq.m. (532 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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