



CROFTS ESTATE AGENTS

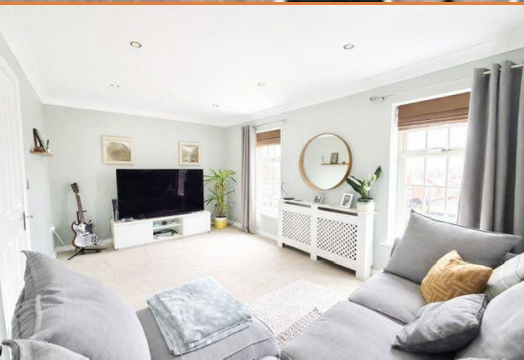
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



5 Charles Street
Louth
LN11 0LB

Offers in the Region Of £225,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

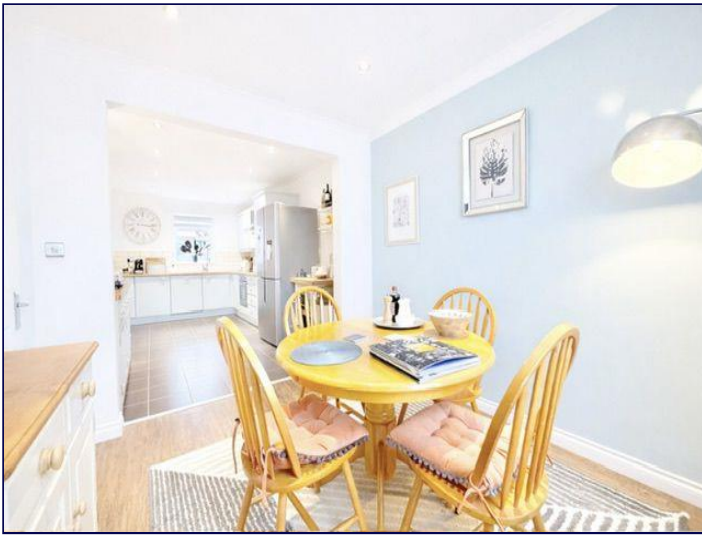
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

*A Flexible Family Home in a Prime Location * We are pleased to offer this stunning four-bedroom mid-terrace three-storey townhouse, perfect for families or professionals seeking flexible accommodation with the added bonus of being chain free if required. The ground floor boasts a superb open-plan space, adaptable to suit your needs, whether that's a shared kitchen-dining-living area or a simpler kitchen-dining space. A useful utility room and separate cloakroom provide added convenience. The first floor features two bedrooms, or alternatively, one can be used as a separate lounge, alongside a family bathroom with shower. The top floor offers two further double bedrooms, including a master en-suite shower room. The property's pièce de résistance is its landscaped rear courtyard, laid to patio for low maintenance, with access to a single brick garage and separate parking space. Situated close to local conveniences, schools, and a bus route, this property is a short walk from the town centre. Enjoy privileged views of the town centre and its historic church from the comfort of your own home. With its perfect blend of flexibility, comfort, and location, this property is an excellent choice for those seeking a stylish and practical family home. Schedule a viewing today and

make it yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

17' 0" x 5' 7" (5.17m x 1.69m)

An attractive entrance hall has uPVC frosted door, LVT wood effect flooring, blue and white decor to coving, radiator with cover and two down lights.

Living / Dining room

10' 0" x 9' 4" (3.05m x 2.84m)

If the property is used as a four bedroom house then the dining area could be used as a living space. The area has window to the front, LVT wood effect flooring, blue and white decor to coving, down lights and radiator.

Kitchen diner breakfast room

15' 11" x 9' 4" (4.86m x 2.84m)

Open plan to the dining living space the kitchen is big enough if required to house a dining table too. Pale blue matte wall and base units run along two sides with integral dish washer, oven grill, electric hob with extractor over, space for large fridge freezer, one and a half stainless sink drainer, cream metro tile splash backs, radiator with cover, white decor to coving, 8 down lights, brown tiled floor and uPVC window with blind to the rear.

Utility room

5' 6" x 5' 5" (1.68m x 1.66m)

The utility provides secluded space and plumbing for a washing machine with pale blue matte wall and base units with wood effect work tops over. The room has glazed uPVC door to the rear garden cream splash back tiling, brown tiled floor, ceiling light, extractor and radiator

Cloakroom

3' 1" x 5' 5" (0.95m x 1.66m)

With white WC and corner sink, blue splash back tiling, blue and white decor, radiator, brown tiled flooring, down lights and extractor.

Stairs and landing

Painted treads lead to a first floor landing which has brown carpet, the area has blue and white decor to coving, radiator and two down lights.

Lounge / Bedroom Four

9' 3" x 15' 3" (2.81m x 4.66m)

A good sized lounge has two uPVC windows to the front with blinds with superior views over Louth town centre. The room has pale brown decor, green decor to coving, radiator and six down lights.

Bedroom Three

9' 3" x 15' 4" (2.81m x 4.68m)

Currently a music room, this room has two uPVC windows to the rear, two tone blue decor, grey carpet, radiator and six down light.

Family Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Three piece white suite with shower over bath pale brown splash back tiling, grey herringbone style vinyl flooring, green decor, radiator, extractor and ceiling light.

Stairs and landing

More stairs to the second floor have painted treads to brown carpeted landing with storage cupboard, radiator, loft access, two down lights and blue and white decor to coving.

Bedroom One

9' 11" x 15' 5" (3.01m x 4.71m)

The main bedroom has wonderful views out to Louth through two uPVC windows, grey decor, pale brown carpet, radiator with cover, six down lights and fitted wardrobes.

En suite

6' 6" x 5' 5" (1.97m x 1.66m)

With enclosed shower, WC and sink, green tiled splash backs, white decor to coving, shaver point, extractor, down lights, cream wood effect vinyl flooring.

Bedroom Two

9' 0" x 15' 3" (2.75m x 4.66m)

Another double bedroom has green and cream décor, pale carpet, six down lights, radiator and two uPVC windows to the rear.

Rear garden

The rear has under gone a significant improvement with landscaped gardens that have transformed the rear into a perfect entertainment space. Laid to ceramic tiles with wood slippared edges the rear really looks the part softened by white pebbled borders and potted plants. The rear has tall timber fencing to all sides with gate out to parking at the rear.

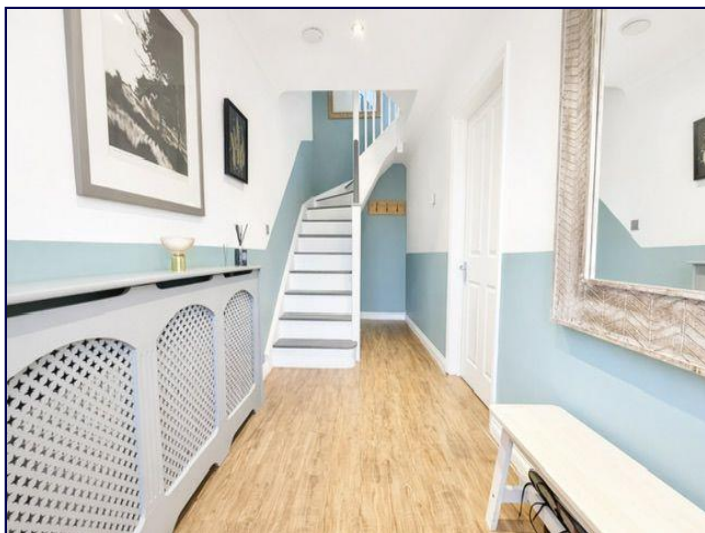
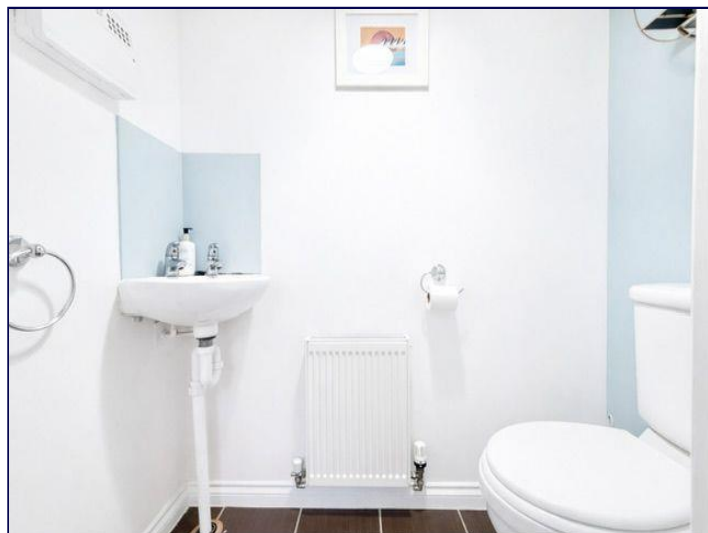
Front garden

A small frontage on the property sees a soil border bursting with maturing bushes and plants to bring greenery to the front. There is a small step into the property.

Garage

18' 5" x 9' 2" (5.61m x 2.80m)

Semi detached single brick garage has uPVC door from the garden into the back, up and over metal door to the front, power and light with eaves storage.



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 C: 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

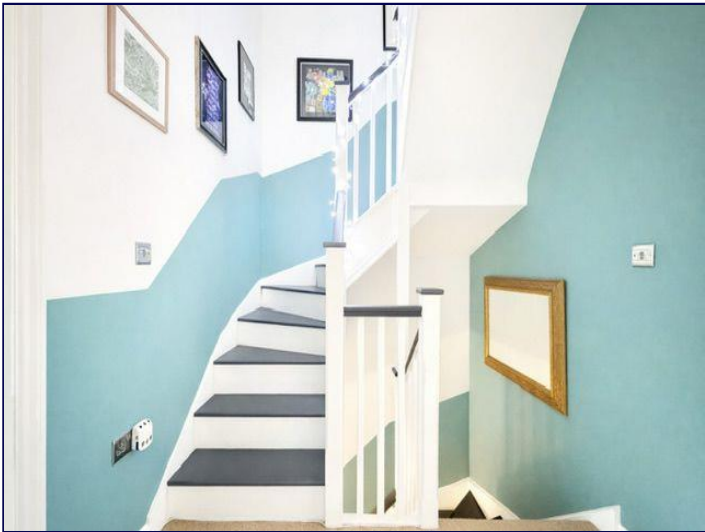
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.



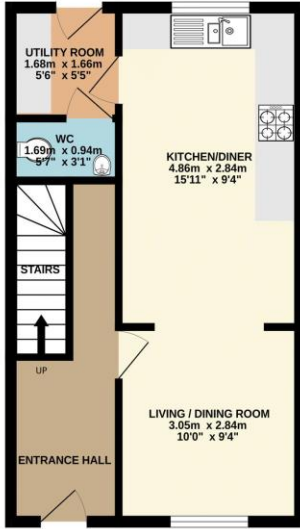


OPEN 7 DAYS A WEEK

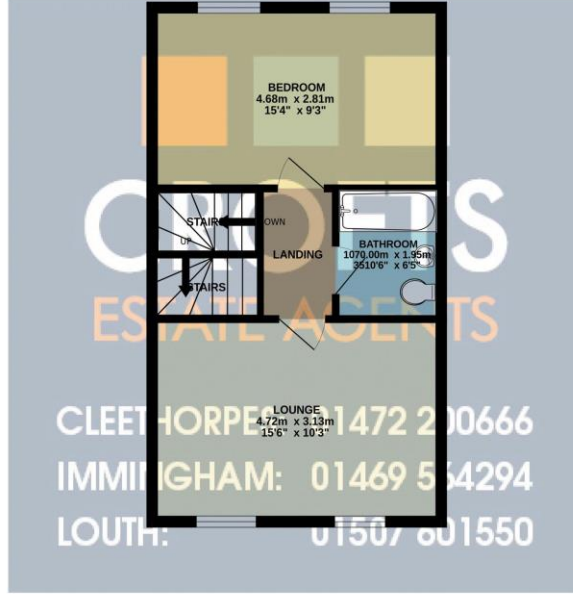
Monday to Friday
Saturday
Sunday

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

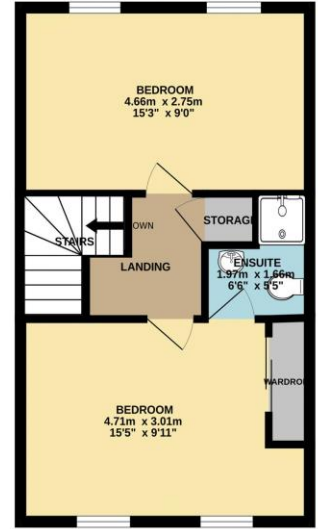
GROUND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



2ND FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 105.9 sq.m. (1140 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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