



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

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



23 Charles Street  
Louth  
LN11 0LB

Offers in the Region Of  
£130,000

This spacious and extended mid terrace home is situated in a private position within close proximity to Louth centre and its abundance of amenities. Being ideal for first time buyers, downsizing or buy to let investment, internal viewings are highly recommended and will reveal living accommodation comprising of: Entrance porch, lounge, dining room, modern fitted kitchen, utility room, first floor landing, two bedrooms and modern white bathroom suite. The property benefits from full uPVC double glazing and gas central heating system. Outside, the property is approached by a private and secure lawned garden to the front, as well as a low maintenance courtyard style garden to the rear.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Entrance Porch**

3' 11" x 5' 1" (1.2m x 1.55m)  
Composite door to front with further door leading into lounge

**Lounge**

10' 9" x 12' 9" (3.272m x 3.895m)  
uPVC window to front, modern flooring, radiator, contemporary fireplace, spotlight ceiling, open plan access into dining room

**Dining Room**

10' 1" x 12' 4" (3.085m x 3.765m)  
uPVC window to rear, stairs to first floor, modern flooring, radiator. Door to rear leads into kitchen

**Kitchen**

14' 11" x 6' 0" (4.535m x 1.830m)  
uPVC window to side. Spotlight ceiling, radiator. Door to rear leading into utility room. Range of modern fitted units incorporating ceramic sink bowl with draining board and mixer tap. Integral oven, hob and extractor, tiled walls.

**Utility room**

13' 0" x 6' 2" (3.967m x 1.87m)  
uPVC window to side, uPVC door to side leading to rear garden. Range of fitted units, plumbing for washing machine, space for tumble dryer. Wall mounted combination boiler, radiator, spotlight ceiling

**First Floor Landing**

uPVC window to side

**Bedroom**

10' 8" x 12' 9" (3.239m x 3.898m)  
uPVC window to front, radiator

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**Bedroom 2**

11' 1" x 7' 6" (3.388m x 2.298m)  
uPVC window to rear, radiator

**Bathroom**

7' 8" x 6' 0" (2.346m x 1.836m)  
Opaque uPVC window to side, panelled bath with shower over and shower screen door, vanity wash basin with drawers, close coupled w/c, heated towel rail, tiled walls

**Outside**

Access to the property is via a shared residents passageway, with gated access into the private front garden with tall wood panel fencing to all sides. Concrete pathway leads to the front door. To the rear is a low maintenance and private concrete garden, enclosed by wood panel fencing and low level brick walls.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.



### Services

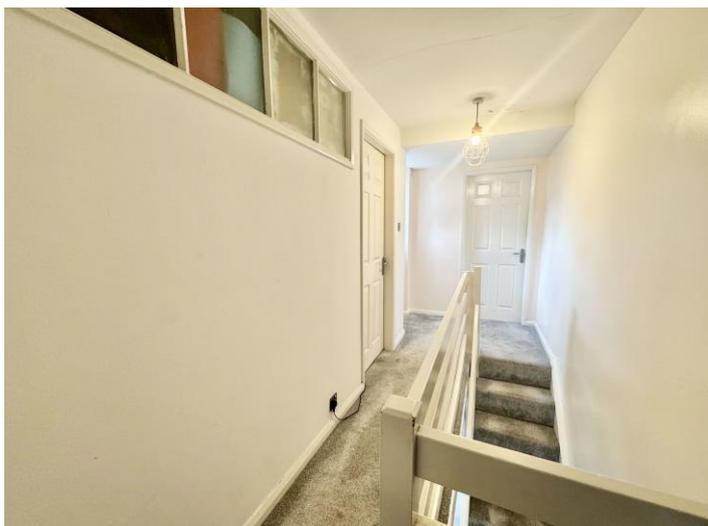
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### 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 website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

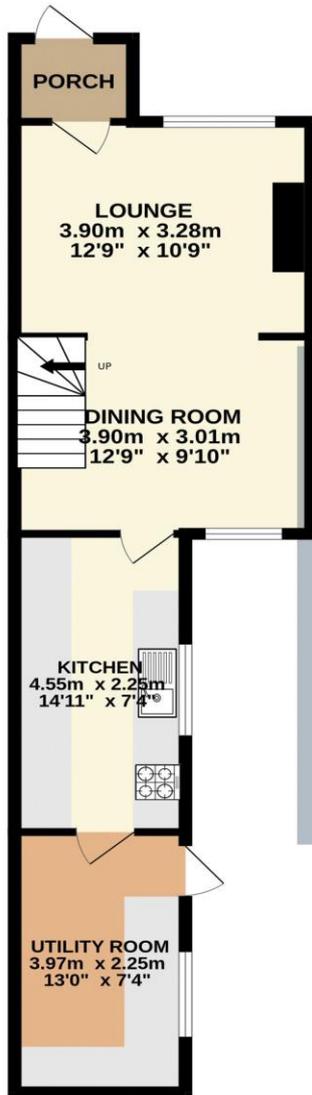




**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
45.0 sq.m. (484 sq.ft.) approx.



1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 81.2 sq.m. (874 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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