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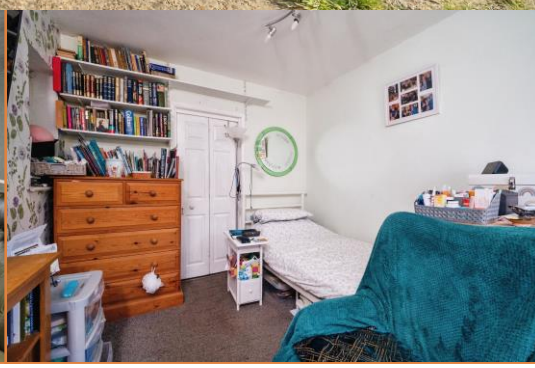
IMMINGHAM
01469 564294

LOUTH
01507 601550









The Link

Louth
LN11 8BA

£140,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

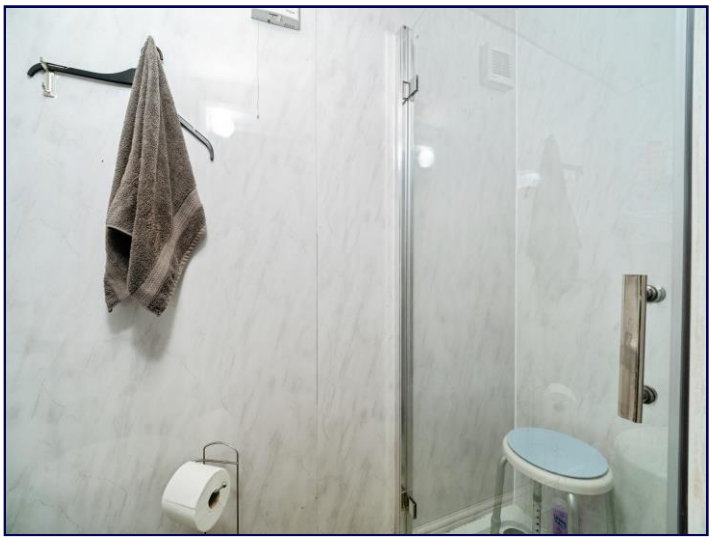
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Property Introduction
Ideal First Time Purchase
Creating an excellent opportunity for first time buyers, we are delighted to bring to the market this well-proportioned three bedroom semi-detached family home, ideally situated within this popular and established area of Louth. Offering well-presented accommodation arranged over two floors, the property benefits from gas central heating, uPVC double glazing and solar panels, helping to improve energy efficiency and potentially reduce household running costs. The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, fitted kitchen and useful ground floor utility/shower room. To the first floor, the landing provides access to three bedrooms, a separate WC and wet room. Externally, the property enjoys gardens to both the front and rear, together with a driveway and carport providing valuable off-road parking. An ideal home for first time buyers, young families or those looking to move into the popular market town of Louth. Early viewing is highly recommended to fully appreciate the accommodation and location on offer.

Entrance Hallway
Composite entry door to the front elevation. Staircase to the first floor.

Lounge
18' 4" x 9' 11" (5.58m x 3.01m)
Offering uPVC double glazed bow window to the front elevation. Central heating radiator. Central heating radiator. Decorative fire surround.

Dining Room
12' 1" x 9' 0" (3.68m x 2.75m)
Currently used as a temporary ground floor bedroom, but would make an ideal formal dining room or potential to knock through to the kitchen. uPVC double glazed window to the front elevation. Central heating radiator. Bifold doors through to the kitchen.

Kitchen
6' 0" x 12' 2" (1.83m x 3.72m)
The kitchen is a practical and functional space fitted with a range of grey base and wall units topped with dark work surfaces, providing good storage and preparation areas. A stainless steel sink sits beneath a large window that floods the room with natural light and overlooks the outside, while a freestanding cooker with hob and double oven offers reliable cooking facilities. The floor is finished with dark tiles, and additional storage is available in the form of tall cupboards and open shelving. Overall, the kitchen is a well-used family space with potential for modernisation to suit individual tastes. Wall mounted gas boiler.

Utility room
7' 2" x 9' 3" (2.18m x 2.82m)
uPVC double glazed window to the rear elevation, along with a double glazed side entry door. Double base unit with work surfacing over with inset stainless steel sink and drainer. Plumbing for a washing machine. Sliding door through to the shower room.

Downstairs Shower Room
A useful addition to the property is this ground floor shower room equipped with a close coupled w.c and a shower cubicle. Aqua boarding to the walls.

First Floor Landing
uPVC double glazed window to the rear elevation. Doors to the bedrooms, w.c and wet room.

Upstairs W/C
uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c.

Bedroom One
12' 6" x 10' 7" (3.80m x 3.22m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two
9' 1" x 11' 7" (2.78m x 3.52m)
uPVC double glazed window to the front. Central heating radiator.

Bedroom Three
8' 11" x 7' 0" (2.72m x 2.13m)
uPVC double glazed window to the rear aspect. Central heating radiator. Storage cupboard.

Wet Room
5' 6" x 4' 11" (1.67m x 1.50m)
The wet room has tiling to the walls and is equipped with shower area and pedestal wash hand basin. Central heating towel radiator.

Outside
To the front, the property benefits from a neat lawned garden with colourful planted borders and potted plants, creating an attractive approach. A concrete driveway provides off-street parking and leads to a useful carport, while mature hedging offers a good degree of privacy from the road. The rear garden is a private and well-enclosed space featuring a lawn ideal for relaxation or children's play, together with a paved patio area perfect for outdoor seating and dining. Mature trees, hedging and fencing provide excellent screening, while a selection of sheds and outbuildings offer practical storage. Potted plants and flower beds add colour and interest throughout the garden, making it a versatile outdoor space for family use.

Additionally Information
Please note that the property has solar panels to the roof which helps benefit from reduced electricity costs. Any buyer should make their own enquiries as to the lease agreement with these.

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

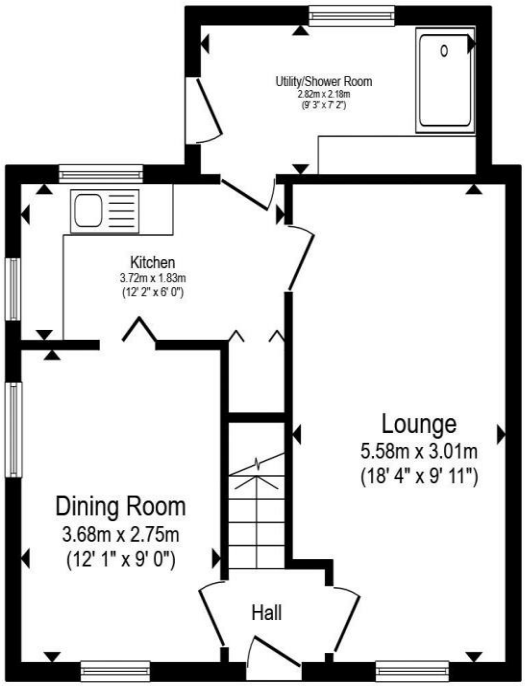
Viewings
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information
Band A: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

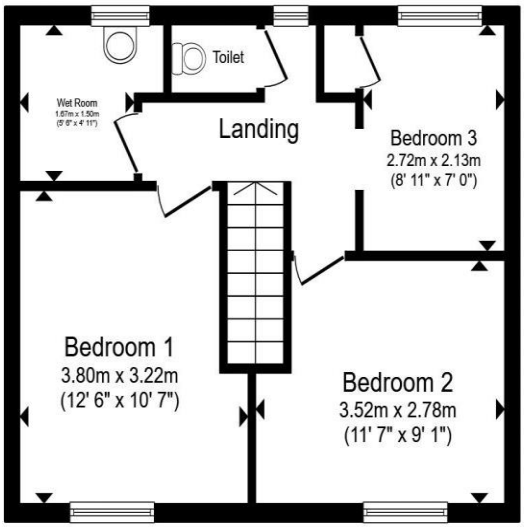
Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.







Ground Floor

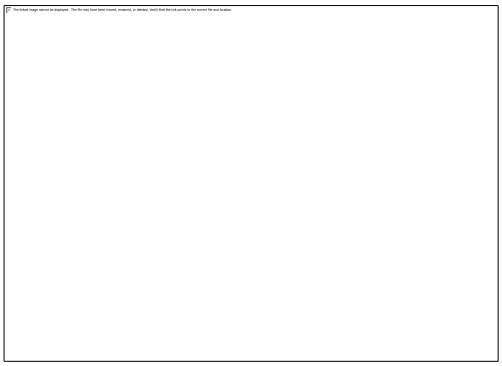


First Floor

Total floor area 83.4 m² (898 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

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MS/SEQ/8768/08.26