



CROFTS ESTATE AGENTS

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



**50 Ramsgate
Louth
LN11 0NE**

**Offers in the
Region Of £190,000**

This spacious semi detached home lies conveniently close to the centre of Louth and its abundance of amenities. Ideal for first time buyers or young families, this well presented home offers spacious and modern living accommodation throughout. Having full uPVC double glazing and gas central heating system throughout, internal viewings are highly recommended and will reveal living accommodation comprising of: Entrance hallway, lounge, fitted kitchen dining room, three bedrooms, bathroom and separate w/c. Outside, the property is approached by a large lawned garden to the front and a private garden to the rear, with gated access to the single garage which is located in a block and accessed by a shared private access to the rear.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

14' 2" x 6' 0" (4.318m x 1.824m)

uPVC door to front opens into hall. Stairs to first floor, radiator, modern flooring.

Lounge

13' 6" x 10' 10" (4.120m x 3.297m)

uPVC window to front, radiator, coving to ceiling, spotlights.

Kitchen dining room

8' 11" x 17' 7" (2.723m x 5.367m)

uPVC door to side leading to outside. Two uPVC windows to rear, fitted units incorporating integral oven, hob and extractor, stainless steel sink unit with draining board and mixer tap. Plumbing for washing machine, modern flooring, ceiling inset spotlights.

First Floor Landing

Built in storage cupboard.

Bedroom 1

12' 7" x 11' 1" (3.825m x 3.387m)

uPVC window to front, radiator.

Bedroom 2

8' 8" x 10' 2" (2.65m x 3.091m)

uPVC window to rear, radiator.

Bedroom-3

9' 7" x 6' 8" (2.914m x 2.035m)

uPVC window to front, radiator.

Family Bathroom

5' 0" x 5' 1" (1.532m x 1.56m)

Opaque uPVC window to rear, panelled bath, pedestal wash basin.

W/C

5' 0" x 2' 4" (1.529m x 0.716m)

uPVC window to side, low flush w/c.

Outside

There is a large lawned garden to the front enclosed by hedges with gated access leading to a concrete pathway. The rear garden is lawned with patio and brick storage outbuilding. Enclosed to all sides by wood panel fencing. Gate to rear leads to private shared access, leading to single garage in a block. This road is accessed further along Ramsgate.

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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





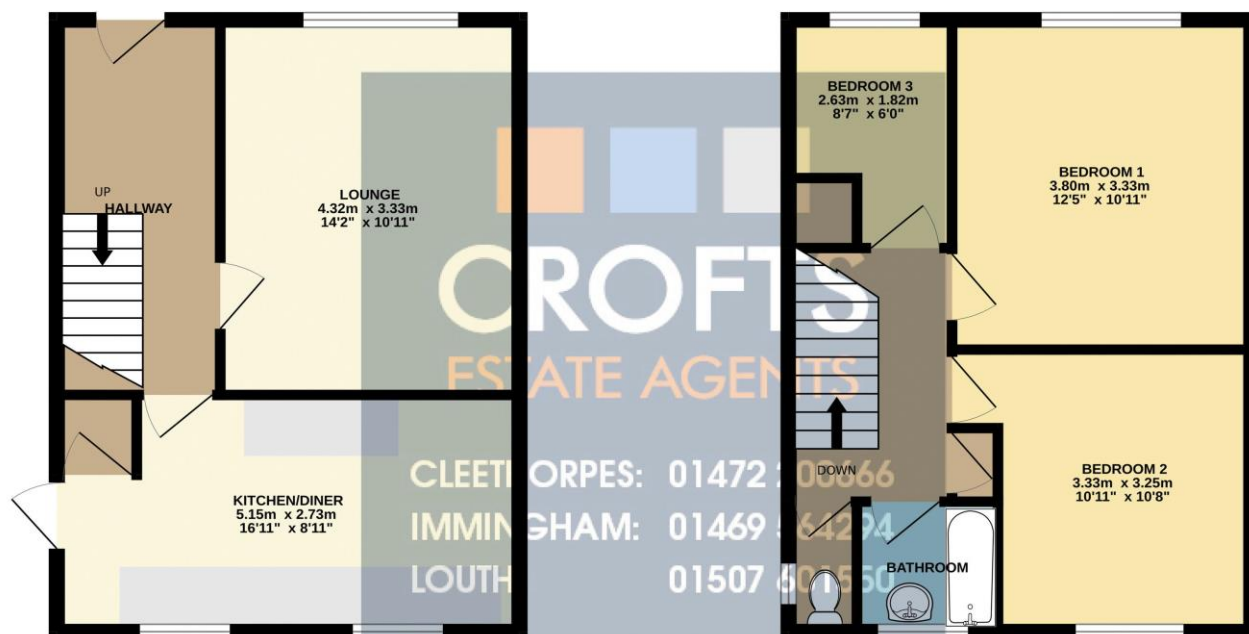


OPEN 7 DAYS A WEEK

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
36.3 sq.m. (391 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 72.6 sq.m. (782 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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