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Newmarket

Louth
LN11 9EG

Offers in the Region Of £125,000

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Property Introduction

Early viewing is highly recommended to fully appreciate this charming and beautifully presented two-bedroom end-terrace cottage, ideally situated in the heart of the ever-popular market town of Louth. Stylishly maintained and ready to move straight into, this delightful home offers an excellent opportunity for first-time buyers, downsizers, investors, or anyone seeking a characterful property in a sought-after location. Combining traditional charm with modern comforts, the property benefits from gas central heating and uPVC double glazing throughout. The well-planned accommodation comprises a welcoming lounge, inner lobby, contemporary shower room, and a fitted kitchen on the ground floor. Upstairs, a landing leads to two well-proportioned bedrooms, providing comfortable and versatile living space. Outside, the property enjoys an attractive, low-maintenance rear garden—perfect for relaxing or entertaining—with the added advantage of gated side access leading directly to the street. Properties of this style and location are always in demand, and with nothing to do but move in and enjoy, this is a home not to be missed. Arrange your viewing today to avoid disappointment.

Lounge

11' 0" x 10' 10" (3.36m x 3.29m)

uPVC double glazed entry door and window to the front elevation. Central heating radiator. Pleasantly decorated and with coving and down lighting to the ceiling. Laminate flooring.

Lobby

Central heating radiator. Understairs storage cupboard. Opening to the kitchen and also having door to the shower room.

Shower Room

Modern shower room equipped with a shower cubicle and vanity wash basin and w.c set into a modern unit. Down lighting to the ceiling. Chrome effect central heating towel radiator. Splashback tiling.

Kitchen

18' 3" x 9' 7" (5.55m x 2.92m)

The kitchen has a uPVC double glazed window and entry door to the rear elevation and has been fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for a washing machine. Central heating radiator. Coving and down lighting to the ceiling.

First Floor Landing

Access to the two bedrooms.

Bedroom One

11' 2" x 11' 1" (3.41m x 3.39m)

uPVC double glazed to the front elevation. Central heating radiator. Fitted wardrobes. Coving with down lighting to the ceiling.

Bedroom Two

8' 9" x 7' 10" (2.67m x 2.40m)

uPVC double glazed window to the rear elevation. Coving and down lighting to the ceiling. Storage cupboard housing the gas boiler. Loft access.

Outside

The rear garden is a generous, low-maintenance space ideal for outdoor living and entertaining. It features a good-sized paved patio area directly outside the property, perfect for a dining table and chairs (as shown). A concrete path runs the length of the garden, providing easy access to the far end. The garden is fully enclosed by high, attractive wooden fencing on both sides, offering excellent privacy. There is ample room for additional seating, a shed, or lawn if desired. Overall, it is a practical, well-presented outdoor space in a quiet residential setting.

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

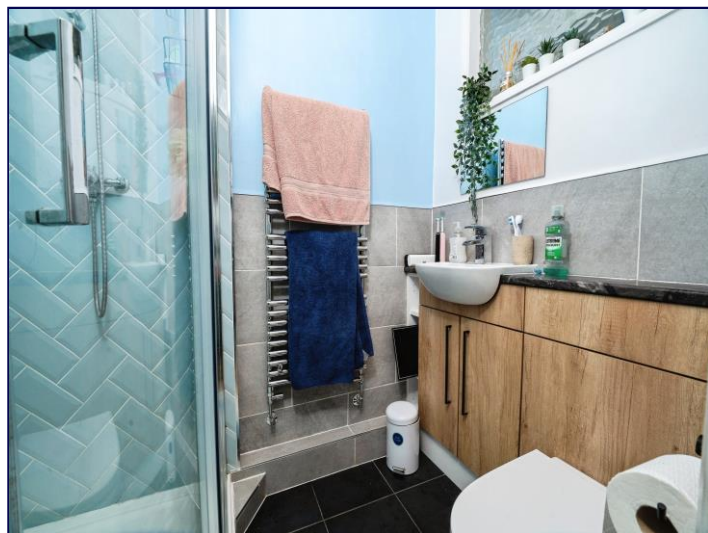
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

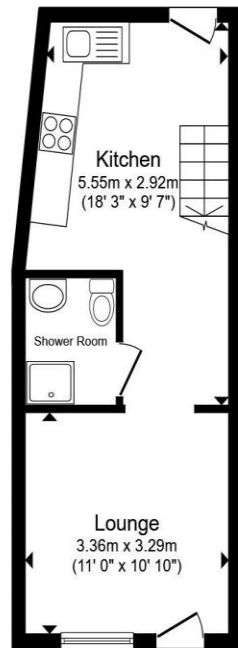
Free Valuations

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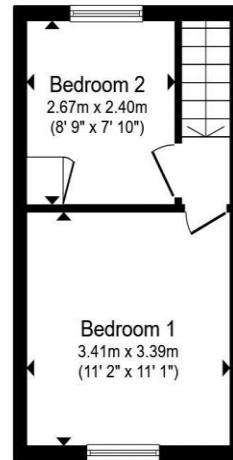
Property Management

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.





Ground Floor



First Floor

Total floor area 49.4 m² (531 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

