



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



83 Aswell Street
Louth
LN11 9HW

Offers in the Region Of £135,000

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 :

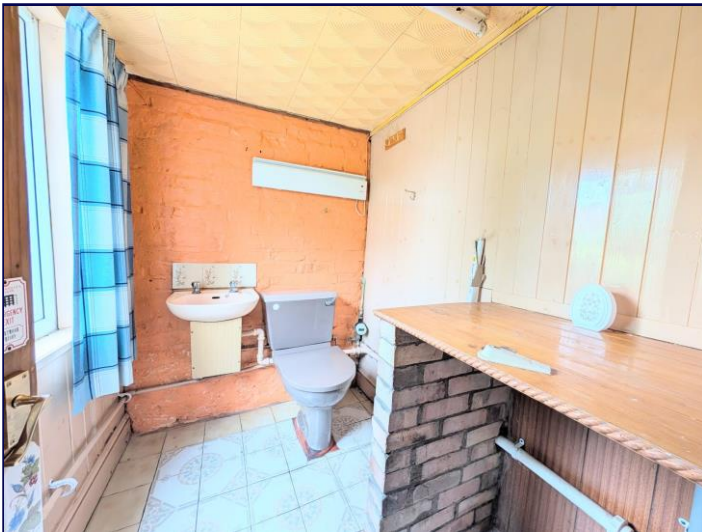
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

This larger than expected bay fronted mid terrace home lies in this established position a short walk from Louth's town centre and wide range of amenities. Offered for sale with NO FORWARD CHAIN, the property does require a scheme of modernisation in order to realise its full potential and is priced accordingly for sale. Having full uPVC double glazing and gas central heating system, the property is an ideal first time buy or family home. Living accommodation is briefly comprised of: Entrance hallway, lounge, dining/ sitting room, fitted kitchen, rear lobby, cloakroom, split level landing, Three bedrooms, with optional 4th bedroom leading to the bathroom suite. Outside, there are private and low maintenance gardens to the rear, ideal for entertaining or al fresco dining

Entrance Hall

Door to front opens into hallway, with stairs to first floor landing. Radiator and wooden wall panelling.

Lounge

13' 1" x 13' 7" (3.976m x 4.152m)
uPVC bay window to front, radiator. Gas fire on marble style hearth with adam fire surround. Wood panelled walls

Dining Room

9' 6" x 11' 3" (2.892m x 3.436m)
uPVC window to rear, radiator

Kitchen

14' 2" x 8' 2" (4.325m x 2.498m)
uPVC window to side. Range of built in fitted units with integral oven, hob and extractor unit. Stainless steel sink with draining board . Door to rear opens into rear lobby.

Rear lobby

4' 8" x 5' 1" (1.428m x 1.55m)
uPVC door to side leading to garden. Door to rear leads into cloakroom

Cloakroom

6' 7" x 5' 1" (1.996m x 1.549m)
uPVC window to side. Low flush w/c, pedestal wash basin

First Floor Landing

Split level landing , radiator

Bedroom 1

11' 1" x 11' 11" (3.383m x 3.626m)
uPVC window to front, radiator

Bedroom 2

9' 7" x 15' 8" (2.924m x 4.777m)

uPVC window to rear, radiator, built in double cupboard

Bedroom 3

7' 8" x 9' 5" (2.34m x 2.86m)

uPVC window to front, radiator

Bedroom 4

8' 3" x 8' 5" (2.515m x 2.558m)

uPVC window to side, built in storage cupboards, radiator. Door to rear leads to bathroom suite

Bathroom

5' 6" x 6' 9" (1.67m x 2.054m)

Opaque uPVC window to rear, panelled bath, pedestal wash basin, low flush w/c, radiator, built in cupboard and shelving

Outside

Easy maintenance garden to the front, private and low maintenance gardens to the rear enclosed by tall brick walls and wood panel fencing.



Tenure

Believed to be , 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 A: 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.





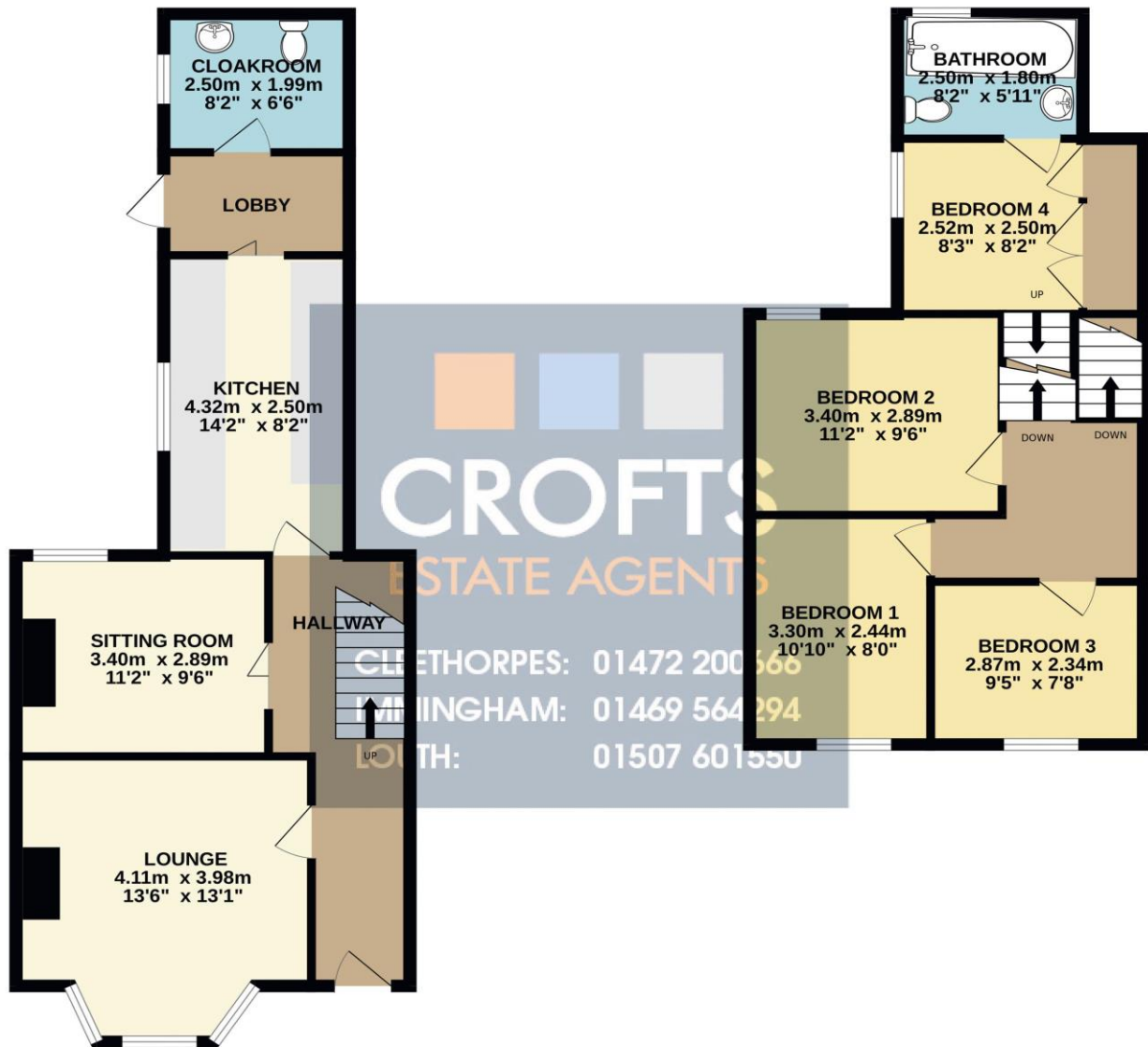
OPEN 7 DAYS A WEEK

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
52.9 sq.m. (570 sq.ft.) approx.

1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA: 98.7 sq.m. (1062 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.
Made with Metropix ©2025

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.