



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



Graye Drive

Louth
LN11 8YJ

£179,500

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 Introduction

Crofts are delighted to present to the market this attractive three-bedroom end-terrace home, ideally situated on the sought-after Graye Drive in the thriving market town of Louth and creating an ideal purchase for a variety of buyers. Offering well-appointed accommodation throughout, the property boasts a generous dining kitchen, a well proportioned living room perfect for both relaxing and entertaining, three bedrooms, a modern shower room, and the added convenience of a downstairs WC. Externally, the home continues to impress with a fully enclosed rear garden, providing an ideal space for families and outdoor enjoyment, while two allocated parking spaces to the front offer practical everyday convenience. Combining comfortable living with an excellent location close to local amenities, schools and transport links, this fantastic home is expected to attract strong interest. Early viewing is highly recommended to avoid disappointment, with the property offered with no forward chain on the vendors side.

Entrance Hallway

A welcoming entrance hallway featuring a composite front door. Staircase rising to the first-floor landing. Internal doors provide access to the living room and downstairs WC. Complete with radiator, thermostat, and security alarm control panel.

Cloakroom

Convenient ground-floor cloakroom fitted with a low-level WC and pedestal wash hand basin with tiled splashback. Also housing the consumer unit, the room benefits from a radiator and a frosted uPVC window to the front aspect.

Living Room

14' 10" x 13' 6" (4.51m x 4.12m)

A bright and generously proportioned living space, enhanced by a large uPVC window overlooking the front aspect and allowing plenty of natural light. Includes a radiator, multiple power points, TV aerial point, telephone points, and a useful under-stairs storage recess. Internal door through to the kitchen.

Kitchen/Diner

14' 9" x 9' 3" (4.49m x 2.83m)

A well-appointed kitchen fitted with a range of wall and base units complemented by work surfaces over. Appliances include a four-ring gas hob with tiled splashback and pull-out extractor hood, alongside an integral oven. The space also offers a one-and-a-half bowl sink with mixer tap and drainer, plumbing for a washing machine, designated space for a dishwasher and fridge freezer, and ample room for a dining table. Additional features include part-tiled walls, radiator, power points, a uPVC window to the rear aspect, and uPVC French doors opening directly onto the rear garden.

First Floor Landing

Providing access to all first-floor accommodation, the landing also features a large built-in storage cupboard, loft hatch access to the loft space housing the gas combi boiler.

Bedroom One

12' 10" x 8' 8" (3.92m x 2.63m)

A generously proportioned double bedroom enhanced by an abundance of fitted wardrobe space. Further benefits include a radiator, power points, TV aerial point, and a uPVC window overlooking the front aspect.

Bedroom Two

11' 3" x 8' 8" (3.44m x 2.63m)

Another well-sized double bedroom featuring extensive fitted wardrobes, spot lighting, radiator, TV aerial point, power points, and a uPVC window to the front aspect.

Bedroom Three

10' 4" x 8' 8" (3.14m x 2.65m)

An ideal single bedroom, nursery, home office, or dressing room, complete with a uPVC window to the front aspect, radiator, power points, TV aerial point, and a large built-in over-stairs storage cupboard.

Shower room

6' 3" x 5' 10" (1.9m x 1.77m)

Beautifully presented and fitted with a modern three-piece suite comprising a fully tiled shower cubicle with sliding door, push-flush WC, and pedestal wash hand basin with chrome mixer tap and tiled splashback. Additional features include a frosted uPVC window to the rear aspect, spot lighting, extractor fan, electric shaver point, and radiator.

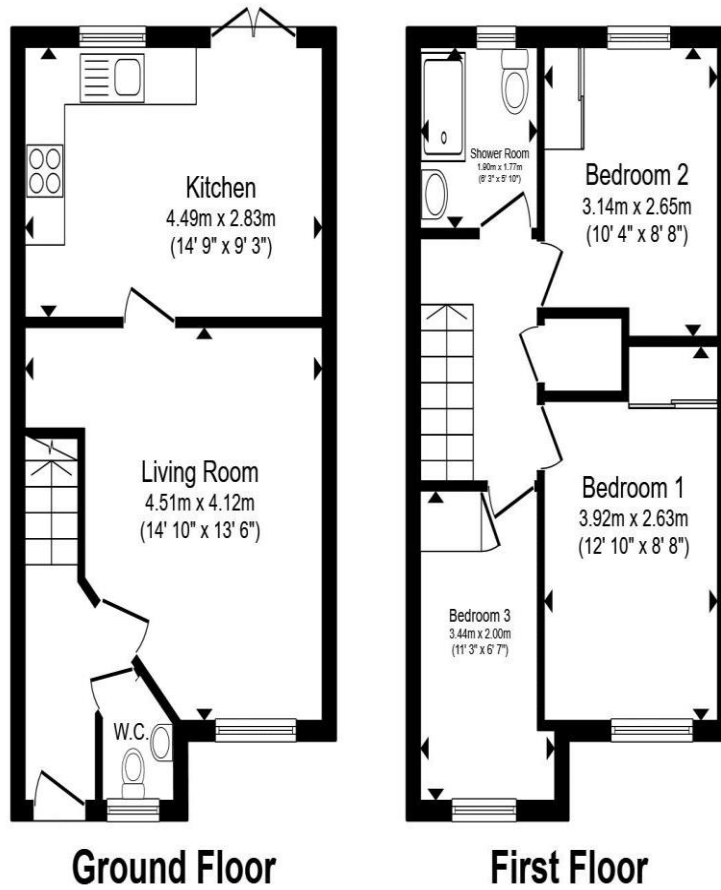
Outside

The property enjoys a fully enclosed rear garden, offering an excellent outdoor space for both relaxation and entertaining. Thoughtfully designed with a combination of decking and lawn, the garden also benefits from a patio area at the far end, ideal for outdoor seating. A timber-built shed provides valuable storage, while a paved pathway links the various sections of the garden. A side access gate offers convenient pedestrian access between the front and rear of the property.

Parking

The property further benefits from two allocated parking spaces situated directly opposite the home, providing convenient off-road parking for residents and visitors alike.





Total floor area 66.9 m² (720 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

