



CROFTS ESTATE AGENTS

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



1 Hawthorne Avenue
Louth
LN11 0LD

£125,000

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Property Description

Situated on the ever-popular Hawthorne Avenue in the historic market town of Louth, this attractive three-bedroom end-terrace property offers spacious and well-presented accommodation ideal for first-time buyers, growing families, or investors alike. Conveniently located close to local amenities, schools, and transport links, the property combines practical living space with a generous rear garden. The ground floor comprises a welcoming lounge filled with natural light, providing a comfortable space for relaxing and entertaining. A separate dining room offers ample room for family meals and social gatherings, while the fitted kitchen provides a functional layout with access to the rear of the property. Completing the ground floor is a family bathroom fitted with essential amenities. To the first floor are three well-proportioned bedrooms, offering flexible accommodation suitable for families, guests, or home working. Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for children, pets, or summer entertaining. Offering excellent potential and positioned within a sought-after residential area, this charming end-terrace home presents a fantastic opportunity to acquire a well-located property in the desirable town of Louth.

Entrance Hall

Entering the property through the front door reveals the entrance hall with a radiator.

Lounge

The lounge has a window to the front elevation, a radiator and opens into the dining room.

Dining Room

The dining room has French doors to the rear elevation, a radiator and built in storage.

Kitchen

The kitchen has a window to the side elevation and a range of fitted units with solid counter tops with a sink, plumbing for a washing machine, an electric oven and hob with complimentary tiling.

Bathroom

The bathroom has an opaque window to the side elevation, tiled walls and a white suite with a WC, basin and bath with a glass screen and mains shower.

First Floor Landing

The first floor landing leads into each bedroom.

Bedroom

One

Bedroom one has window a to the rear elevation.

Bedroom Two

Bedroom two has a window to the rear elevation.

Bedroom Three

Bedroom three has a window to the rear elevation.

Outside

To the rear there is a low maintenance garden with a secure outbuilding.



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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help

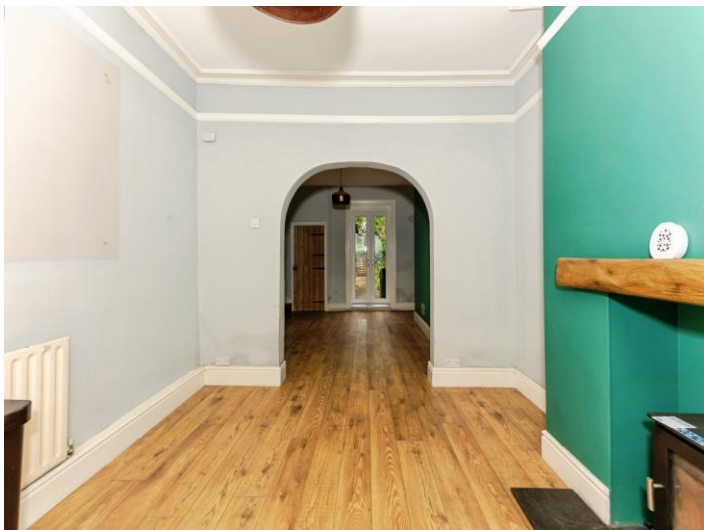
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

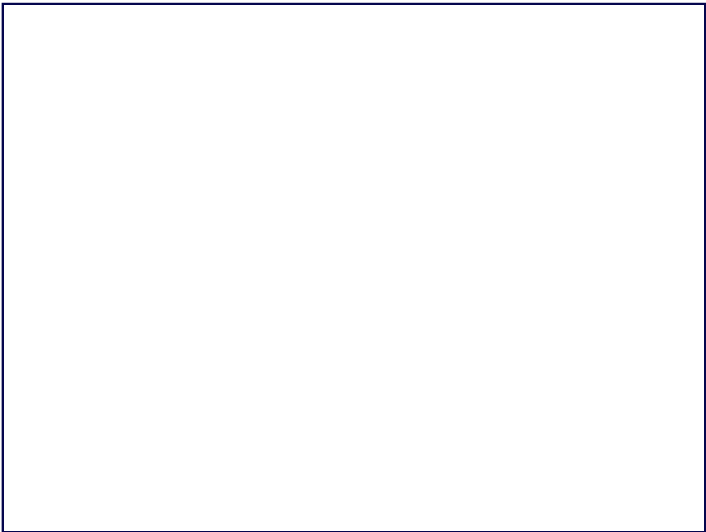
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications



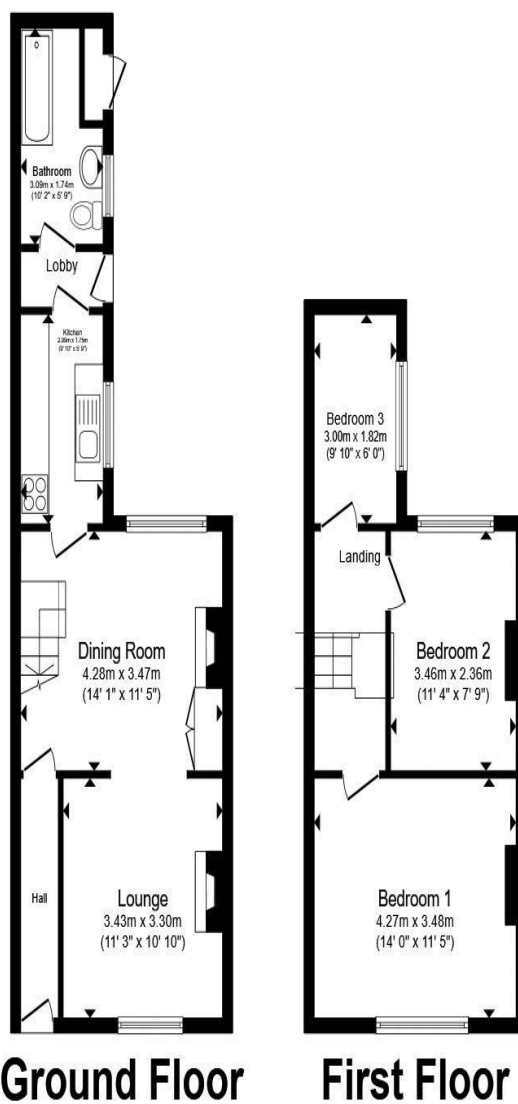
you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



Total floor area 77.6 m² (835 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

