



# 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



6 Michael Foale Lane  
Louth  
LN11 0GT

Offers in the Region Of £184,950

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 :

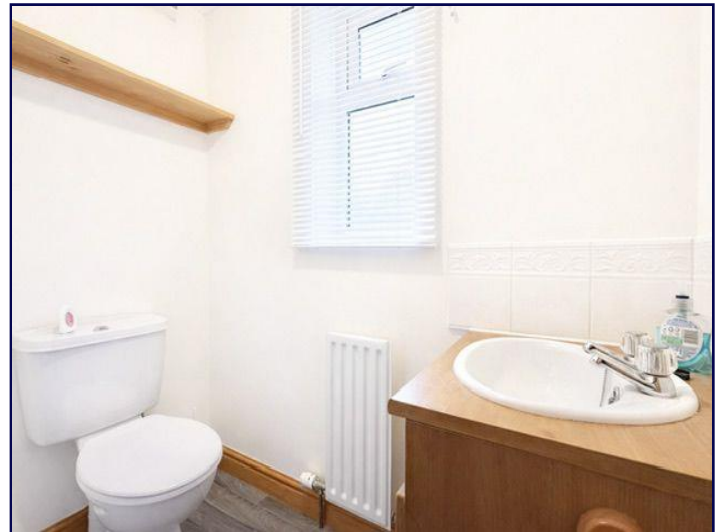
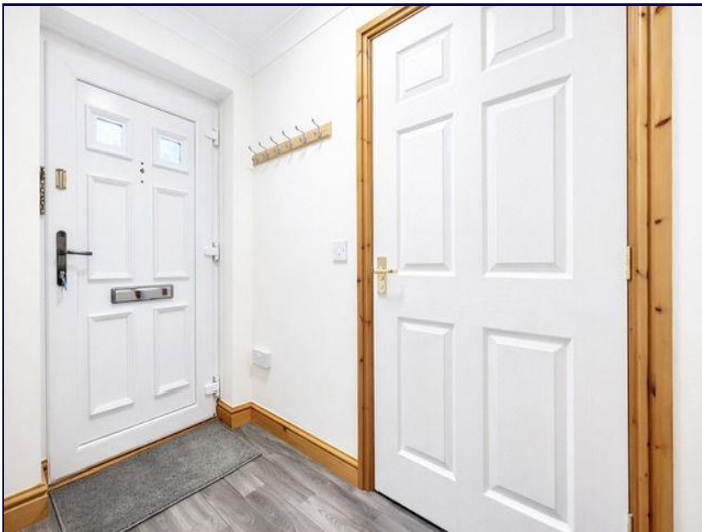
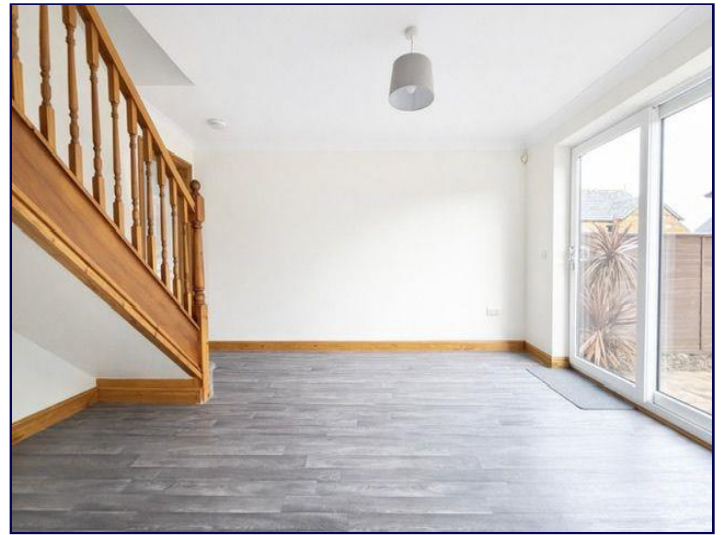
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### Property Description

**NO FORWARD CHAIN\*\* SINGLE GARAGE** \*A Perfect Blend of Style and Practicality \* We are delighted to present this stunning three-bedroom mid-terrace house, perfectly suited for first-time buyers, up-sizers, or down-sizers looking for a stylish and practical home. Set on an established residential development on the old railway sidings, this property has undergone a major transformation, boasting new flooring, a modern kitchen, and freshly decorated walls throughout. The open-plan kitchen diner, lounge, and ground floor WC create a bright and airy space, perfect for family living or entertaining. The property's neat exterior spaces, including a low-maintenance front and south-facing rear, provide the perfect outdoor oasis. With parking for one car on an open-fronted block-paved driveway and a single garage, you'll have ample space for your belongings. Located close to excellent schools, shops, and amenities, as well as the town centre itself, this property is an ideal choice for young families or those looking to upsize or downsize. With its modern layout, stylish finishes, and convenient location, this property ticks all the boxes. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

3' 5" x 6' 3" (1.05m x 1.90m)

The entrance hall has new wood effect grey vinyl flooring, fresh cream decor to coving, uPVC frosted door, radiator and ceiling light.

### Cloakroom

3' 4" x 6' 4" (1.02m x 1.92m)

The cloakroom has WC and vanity sink, uPVC frosted window to the front, cream decor to coving, ceiling light, radiator, extractor and wood effect grey vinyl flooring.

### Lounge

11' 4" x 16' 8" (3.45m x 5.07m)

A well proportioned lounge has new grey carpet, fresh cream decor to coving, uPVC window to the front, pendant light and radiator.

### Dining room

8' 4" x 9' 10" (2.54m x 2.99m)

Open plan to the kitchen area is the dining room although it inflexible in its use. The room has cream decor to coving, grey wood effect vinyl floor, radiator, pendant light, stairs to first floor and full length window and sliding door to the rear garden.

### Kitchen

13' 3" x 6' 6" (4.03m x 1.97m)

A new matte grey kitchen has wall and base units to two sides with electric oven grill, gas hob and extractor, stainless steel sink drainer with charcoal work top, space for washing machine, dishwasher and tall fridge freezer. The room has grey splash back tiling, cream decor, uPVC window with blind and is open plan to the dining room.

### Front garden

A low maintenance open fronted garden has block paved path to the front door with gravel garden. A variegated low hedge separates the property from its neighbour.

### Stairs and landing

Open plan to the dining room the stairs and landing have grey carpet, cream decor to the walls, pendant light and loft access.

### Bedroom

**One**

11' 6" x 9' 10" (3.50m x 3.00m)

With new grey carpet, cream decor, radiator, pendant light and uPVC window to the front.

### Bedroom Two

10' 0" x 9' 10" (3.05m x 2.99m)

The second double bedroom has new grey carpet, cream decor, uPVC window, radiator, pendant light and built in storage.

### Bedroom Three

8' 4" x 6' 6" (2.54m x 1.97m)

A smaller single bedroom has new grey carpet, cream decor, uPVC window to the front, radiator and pendant light.

### Bathroom

6' 5" x 6' 6" (1.95m x 1.98m)

The bathroom has white three piece suite with electric shower over the bath and glass shower screen, white splash back tiling, cream decor, uPVC frosted window with blinds, radiator, extractor, ceiling light, grey wood effect vinyl floor

### Garage

8' 2" x 16' 6" (2.48m x 5.04m)

A single brick and tile garage sits in the centre of a block of three garages and has roller door to the front wood frosted door for pedestrian access to the rear, power and light and eaves storage.

### Rear garden

A low maintenance rear garden is laid to slab with soil borders and timber fence to the sides. A concrete path leads from the slab garden to the back of the garage.



**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 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](http://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](http://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 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.*



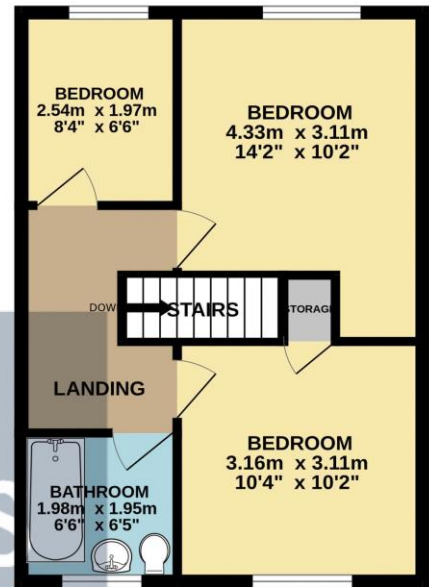
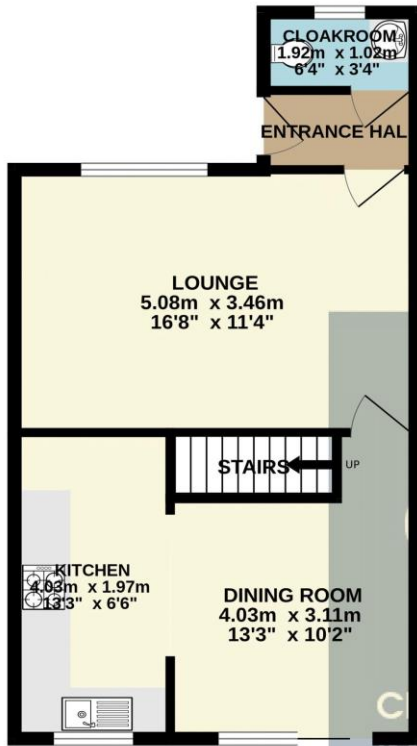
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

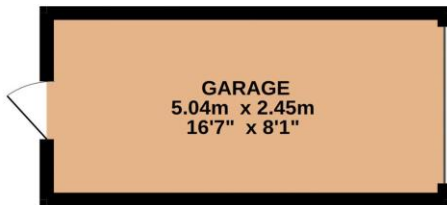
9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
54.4 sq.m. (585 sq.ft.) approx.

1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS  
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LOUTH: 01507 601550



TOTAL FLOOR AREA: 92.4 sq.m. (995 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 62026

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.