



# 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



**11a Thames Street  
Louth  
LN11 7AD**

**Offers in the Region Of £145,000**

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

Situated on Thames Street in the popular market town of Louth, this well presented extended mid-terrace property offers deceptively spacious accommodation, ideal for first-time buyers, couples, or investors alike. Offered for sale with no forward chain, the home is ready for immediate occupation and has been tastefully decorated throughout, creating a warm and welcoming feel from the moment you step inside. The ground floor accommodation comprises a comfortable lounge to the front aspect, perfect for relaxing evenings, along with a separate sitting room providing additional versatile living space. To the rear of the property is a well-appointed kitchen which flows through to the dining room extension, creating an ideal area for entertaining, family meals, or everyday modern living. To the first floor are two bedrooms and a stylish family bathroom, all ready for a new owner to enjoy. Externally, the property benefits from an enclosed rear garden, providing a pleasant outdoor space for relaxing, gardening, or al fresco dining during the warmer months. Conveniently located within easy reach of local amenities, schools, shops, and the many attractions of Louth town centre, this charming home combines character, space, and practicality in equal measure. Early viewing is highly recommended to fully appreciate the accommodation

and presentation on offer with this attractive chain-free property.

### Lounge

The lounge reveals a window to the front elevation, a radiator and a carpeted floor.

### Sitting Room

The sitting room has a window to the rear elevation, door to the side, a radiator and a carpeted floor.

### Kitchen

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

### Dining Room

The dining room has French doors to the rear elevation, a radiator and laminate flooring.

### First Floor Landing

Carpeted stairs lead to the first floor landing.

### Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

**Bedroom Two**

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

**Bathroom**

The bathroom has an opaque window to the rear elevation, partially tiled walls, a tiled floor and a four piece suite with WC, basin, bath and shower cubicle.

**Outside**

With a tidy low maintenance garden to the rear, an ideal setting for alfresco dining.



### 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 A: 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

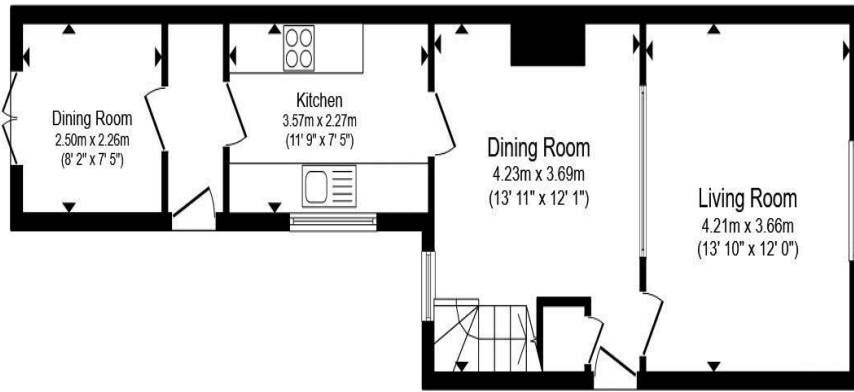
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



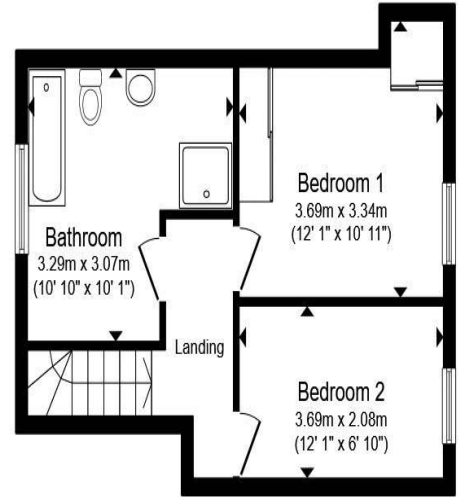
**OPEN 7 DAYS A WEEK**

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**



**First Floor**

Total floor area 83.5 m<sup>2</sup> (899 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](http://www.focalagent.com)

