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



Acorn Avenue

Louth
LN11 7DR

£165,000

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Property Introduction

This attractive semi-detached property on Acorn Avenue in Louth is an ideal purchase for a young family, offering modern living in a convenient and popular residential location. Built in 2020, the home benefits from contemporary design, energy efficiency, and well-presented accommodation throughout. The ground floor comprises a welcoming lounge, perfect for relaxing and entertaining, along with a stylish kitchen-diner fitted with modern units and ample space for family dining. A convenient ground floor WC completes the layout. To the first floor are two generously sized double bedrooms, both offering comfortable living space, along with a modern family bathroom finished to a good standard. Externally, the property features a driveway providing off-road parking, along with a neatly maintained front garden. To the rear is a generous enclosed garden, ideal for children, pets, or outdoor entertaining, offering plenty of space to enjoy. Well-suited to first-time buyers or growing families, this home combines modern comfort with practical living space, all within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

14' 2" x 9' 11" (4.33m x 3.03m max)

The lounge has dual aspect windows to the front and side elevation, a radiator and a carpeted floor.

Hall

With a carpeted floor.

WC

5' 1" x 3' 3" (1.55m x 0.99m)

The WC has a radiator, vinyl flooring, a WC and basin.

Kitchen/Diner

9' 11" x 13' 4" (3.01m max x 4.07m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a modern fitted kitchen with one and a half sink and drainer, plumbing for a washing machine, an electric oven, hob and extractor over. There is also space for a dining table and chairs.

First Floor Landing

With access to the loft and a carpeted floor.

Bedroom One

8' 11" x 13' 5" (2.72m x 4.09m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Two

8' 0" x 11' 6" (2.44m x 3.50m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe and built in cupboard.

Bathroom

6' 10" x 6' 5" (2.09m x 1.96m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a mains shower and glass screen.

Outside

To the front there is a driveway providing off road parking and a lawn. The rear garden is a fantastic size with a vast lawn and patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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, 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

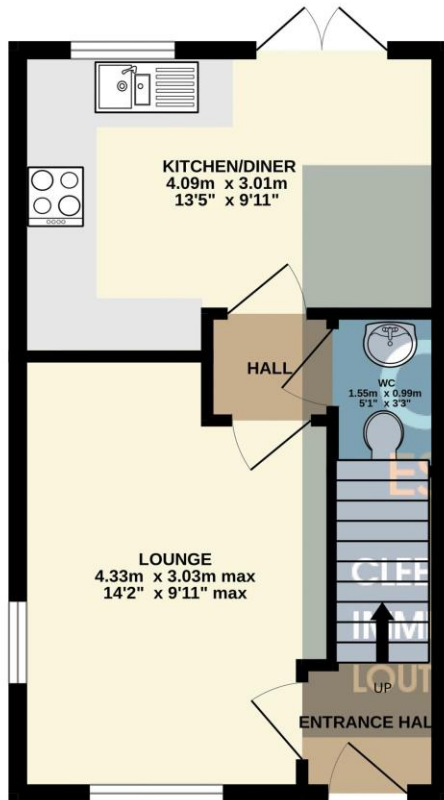
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

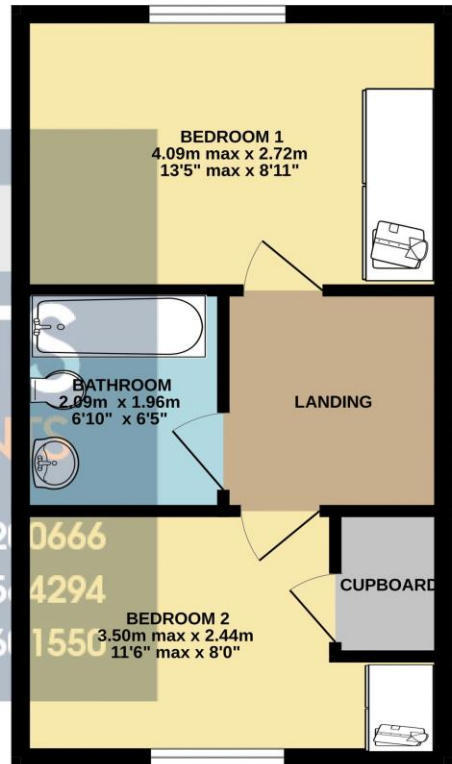
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
29.9 sq.m. (322 sq.ft.) approx.



1ST FLOOR
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA : 59.9 sq.m. (644 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.
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