



CROFTS ESTATE AGENTS

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



3 St. Michaels Road
Louth
LN11 9DA

Monthly Rental Of £715

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Property Description

Welcome to this well-presented mid-terrace property on the ever-popular St. Michael's Road in Louth, available immediately for rent at £715 per calendar month. Offering a fresh and neutral finish throughout, this inviting home provides comfortable, easy-to-maintain living in a convenient location close to local shops, schools and amenities. To the ground floor, the property features a bright and welcoming lounge, ideal for relaxing or entertaining. The modern kitchen offers ample cupboard and worktop space, with a separate utility room providing additional practicality and storage. The first floor hosts two well-proportioned bedrooms, each enjoying a clean and neutral décor, along with a contemporary bathroom fitted with a three-piece suite. Externally, the property benefits from a low-maintenance rear garden, perfect for enjoying outdoor space without the upkeep. With its tidy presentation, practical layout and ready-to-move-into condition, this home is perfectly suited to anyone seeking a straightforward and comfortable rental in a desirable Louth location. Early viewing is highly recommended to appreciate the accommodation on offer and secure this lovely property without delay.

Entrance Hall

3' 7" x 8' 3" (1.08m x 2.507m)

Window to front, door to rear opens into walk in cupboard which has plumbing for a washing machine. Door to side leads into lounge

Lounge

9' 7" x 13' 3" (2.92m x 4.042m)

Window to front, radiator. Half height double built in cupboard

Kitchen dining room

9' 4" x 11' 10" (2.85m x 3.607m)

Window to rear, range of fitted units incorporating stainless steel sink unit with drainer and mixer tap, integral oven and hob. Plumbing for a washing machine, space for fridge freezer. Rear entrance door leading to outside. Stairs to side lead to the first floor landing area

First Floor landing

Window to rear and wall mounted combi boiler at foot of stairwell

Bedroom 1

8' 10" x 11' 1" (2.699m x 3.383m)

Window to rear, radiator, built in storage cupboard

Bedroom 2

9' 5" x 10' 3" (2.87m x 3.125m)

Window to front, radiator, 2 built in storage cupboards.

Family

6' 8" x 7' 2" (2.03m x 2.174m)

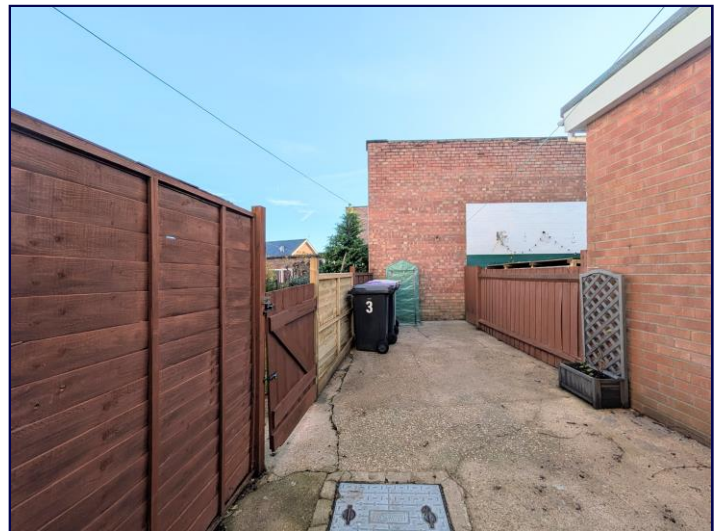
Opaque window to front, radiator, corner bath with shower over, close coupled w/c and pedestal wash basin.

Bathroom

Outside

The rear garden is a private and low maintenance courtyard, creating an ideal space for al fresco dining.

Recently had internal and external wall insulation installed as well as additional loft insulation to improve the energy efficiency of the property.



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

Free Valuations

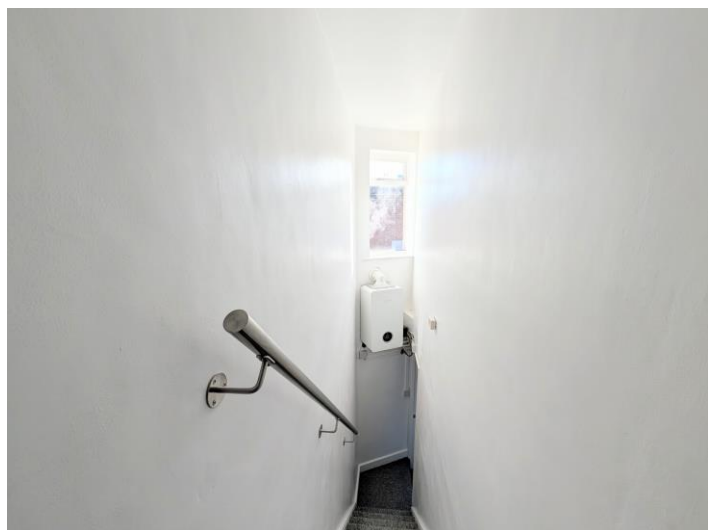
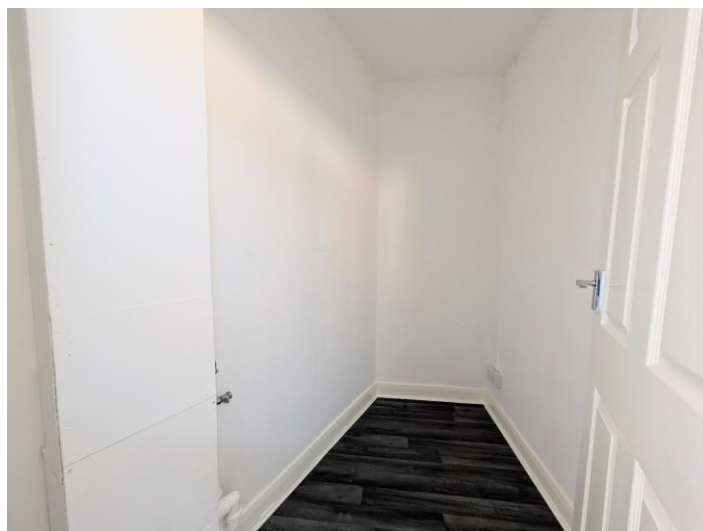
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

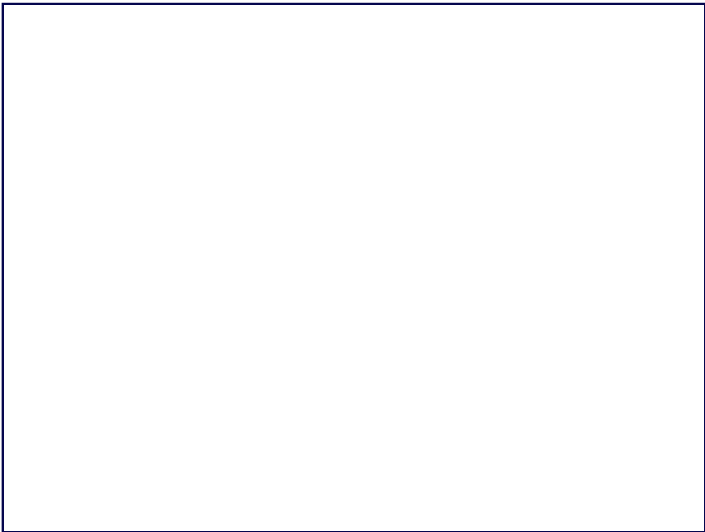
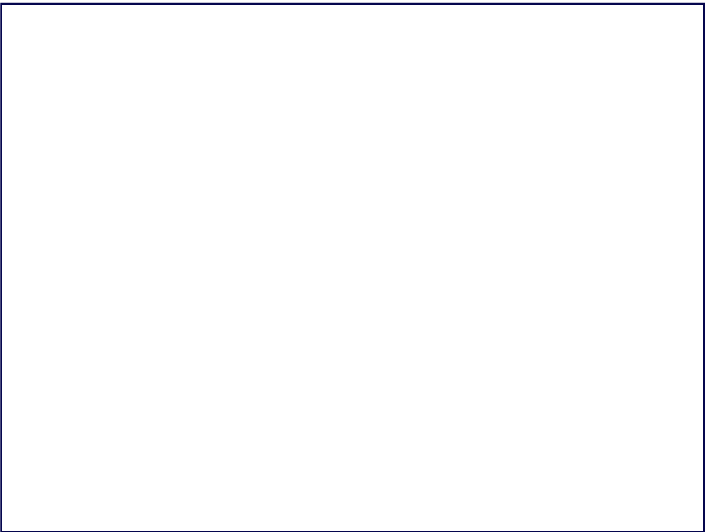
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate



Agents in connection with The Mortgage Advice Bureau will help 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.



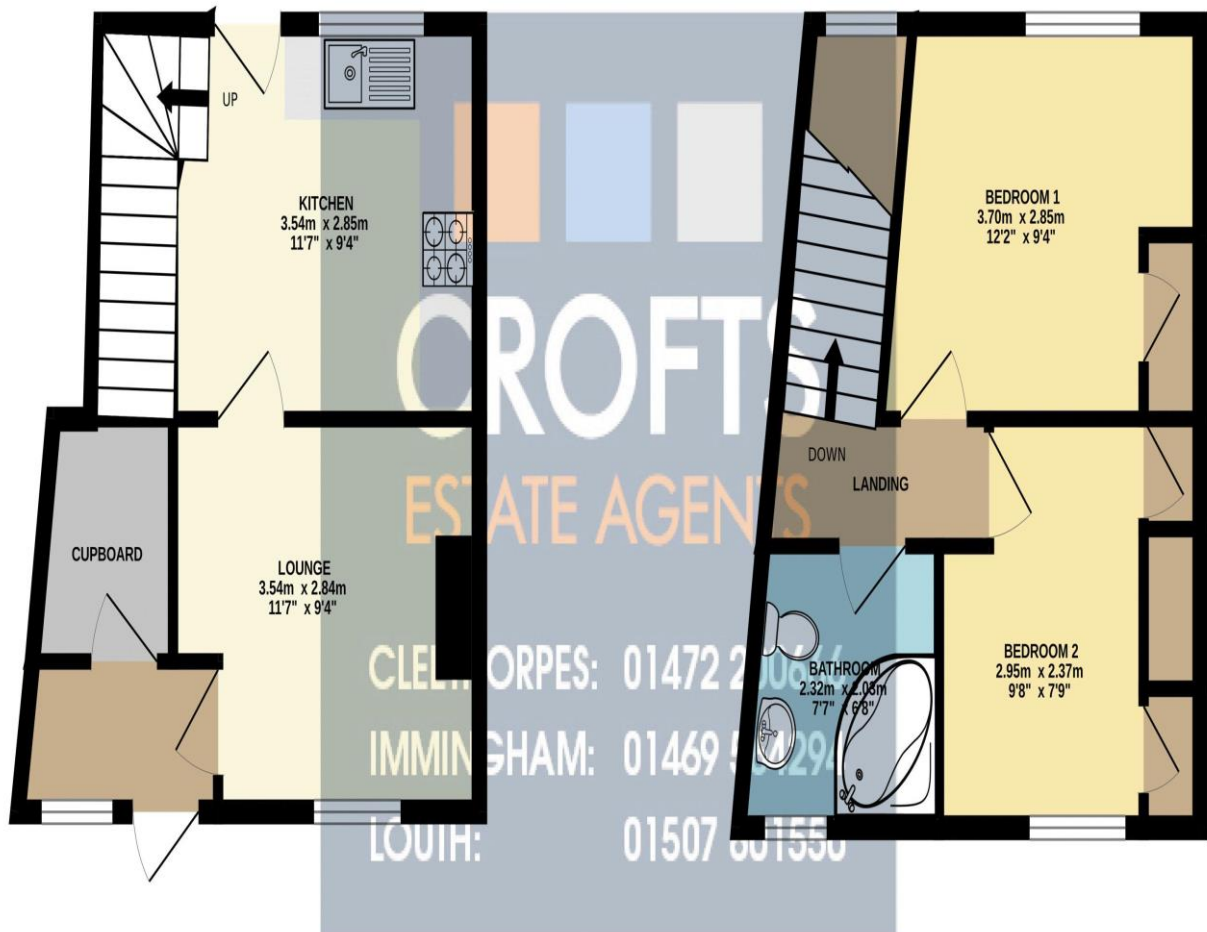
OPEN 7 DAYS A WEEK

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
26.8 sq.m. (288 sq.ft.) approx.

1ST FLOOR
28.6 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA : 55.3 sq.m. (596 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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