



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



110 High Holme Road  
Louth  
LN11 0HE

£225,000

This much larger than expected mid terrace home must be seen in order for the living space to be fully appreciated. An ideal family home which offers generous, versatile and very well presented living accommodation throughout. Having off road parking to the front, along with a large private garden to the rear which is ideal for children and entertaining guests. Internal viewings will reveal living accommodation comprising of: Entrance hallway, lounge, sitting room, open plan dining kitchen, landing to the first floor, three generous double bedrooms, shower room suite and separate family bathroom suite. The property also boasts full uPVC double glazing and gas central heating system

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Solid wood floor, stairs to first floor landing. Under stairs cupboard. Door to side leads into lounge. Open archway to side into sitting room. Door to rear leads into fitted kitchen dining room

### Lounge

14' 8" x 11' 9" (4.482m x 3.574m)  
uPVC bay window to front, radiator. Traditional feature fireplace. Two built in storage cupboards with shelving.

### Sitting Room

12' 10" x 11' 3" (3.918m x 3.429m)  
uPVC window to rear. Solid wood floor. Fireplace housing cast iron log burner

### Kitchen breakfast room

24' 1" x 9' 8" (7.352m x 2.938m)  
uPVC french doors to rear leading to outside. uPVC window to side. A range of modern fitted units. Double ceramic sink with mixer tap. Plumbing for washing machine. Space for range style cooker and space for American fridge. Modern flooring, radiator. Built in storage cupboard

### First Floor Landing

A split level landing leading to all bedrooms and bathrooms

### Bedroom 1

12' 6" x 17' 1" (3.822m x 5.216m)  
Two uPVC windows to front, radiator. Built in fitted wardrobes and chest of drawers

### Bedroom-2

13' 0" x 11' 3" (3.951m x 3.433m)  
uPVC window to rear, radiator. Built in double wardrobe

### Bedroom 3

12' 11" x 9' 11" (3.930m x 3.017m)  
uPVC window to rear, radiator

### Shower Room

6' 5" x 6' 11" (1.953m x 2.109m)  
Opaque uPVC window to side. Walk in corner shower, pedestal wash basin, close coupled w/c

### Bathroom

5' 7" x 8' 3" (1.694m x 2.524m)  
Opaque uPVC window to side. Pedestal wash basin, panelled bath, low flush w/c. Tiled walls, tiled floor

## Outside

The front of the property is approached by a long driveway providing ample off road parking. The rear garden is large, private and ideal for families and entertaining. Having a large decking area leading out onto a lawn ,which in turn leads to a large patio area at the rear, with a wooden storage shed. The garden is enclosed by wooden fencing and has established mature trees to the side





**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.

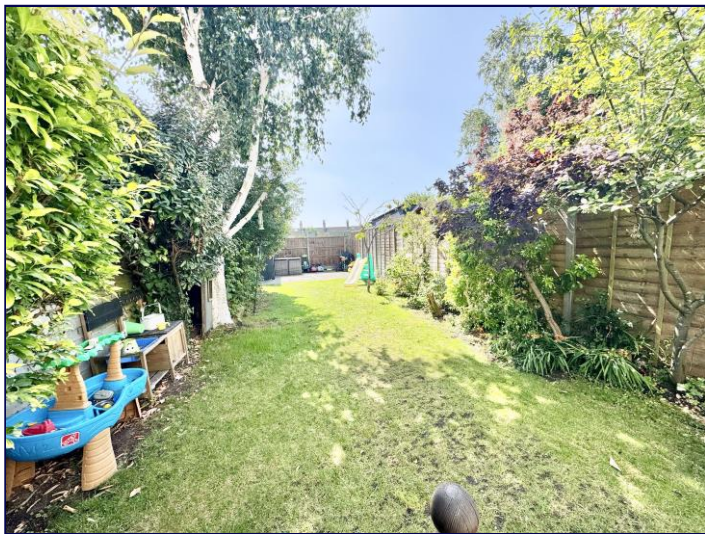
**Viewings**

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)



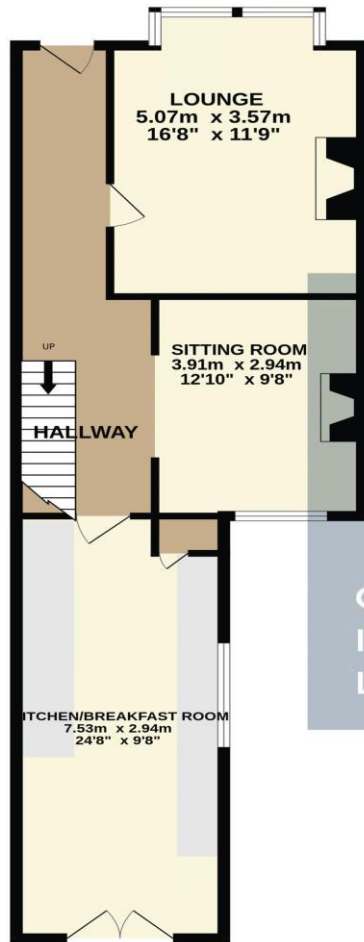


OPEN 7 DAYS A WEEK

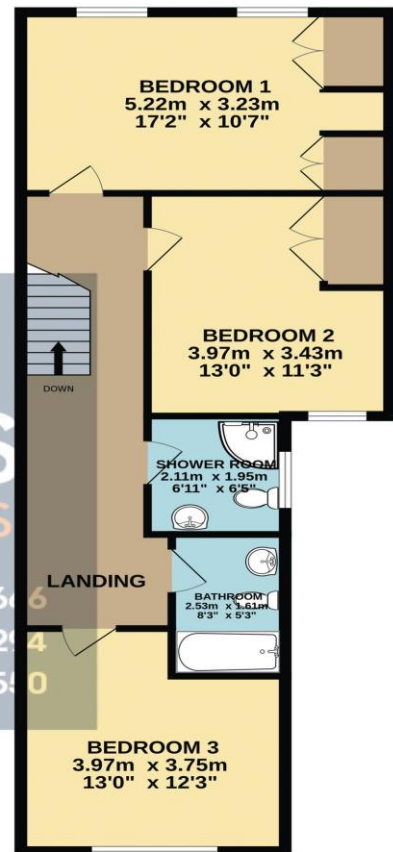
Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
63.1 sq.m. (680 sq.ft.) approx.



1ST FLOOR  
66.7 sq.m. (718 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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IMMINGHAM: 01469 564204  
LOUTH: 01507 601500

TOTAL FLOOR AREA : 129.8 sq.m. (1397 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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