



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



**Mercer Row
Pawnshop Passage
Louth
LN11 9JQ**

Monthly Rental Of £500 Deposit of £576

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts Estate Agents Lettings of Louth are delighted to bring to the market this gorgeous recently improved one bedroom second floor flat located in the heart of Louth Village. This superb character property with easy pedestrian access to all of Louths amenities and transport links briefly comprises of spacious open plan breakfast kitchen, dining and living room area, modern bathroom and good size bedroom. Ideal for a young professional or professionals this lovely space is sure to be popular so get your appointment to view asap!

Communal entrance

Entered via a shared access on the ground floor, the entrance hall and stairs are well presented and shared with a business on the first floor.

Entrance

5' 0" x 6' 0" (1.52m x 1.83m)

The entrance has cream decor, stairs to second floor, neutral carpet, hanging hooks for jackets and pendant light.

Hallway

The hallway on the second floor has neutral decor and carpet, pendant light and loft access.

Kitchen breakfast

9' 1" x 7' 6" (2.77m x 2.29m)

The kitchen breakfast room is open plan to the lounge dining room and has wood kitchen to two sides with grey work tops over, space for low level fridge freezer, cooker and washing machine, tiled splash backs, cream vinyl flooring, Velux window, sink drainer, strip light and breakfast bar.

Lounge dining room

14' 10" x 17' 2" (4.53m x 5.22m)

The lounge diner is a really good space with two large Velux windows which fill the room with light. The room has cream decor, neutral carpet, brick fireplace with tiled hearth, vaulted ceilings, pendant light, two wall lights and radiator.

Bedroom One

19' 3" x 9' 4" (5.88m x 2.84m)

An L shaped bedroom has two Velux windows, cream decor, neutral carpet, radiator, single glazed window to the side and pendant light.

Bathroom

6' 2" x 7' 6" (1.87m x 2.29m)

The bathroom has white three piece bathroom suite with cream decor, white tiled splash backs, chrome towel radiator, cream vinyl flooring, ceiling light and shaver socket.

Tenure

Believed to be Leasehold, 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

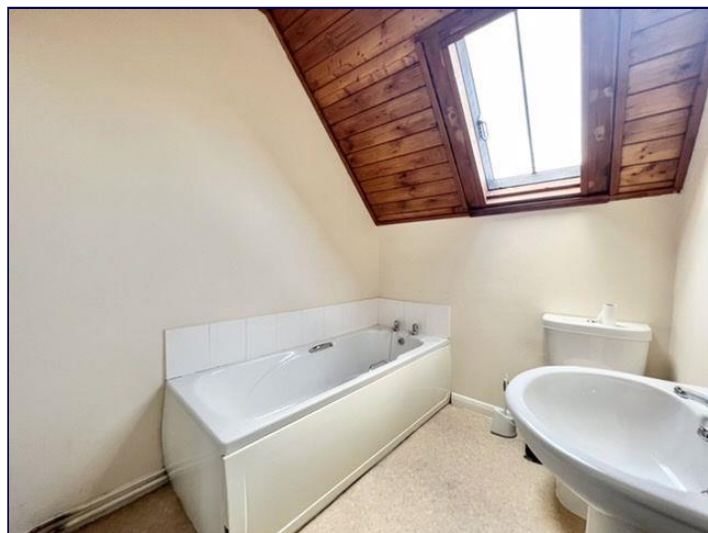
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

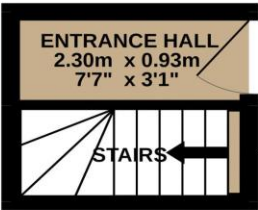
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

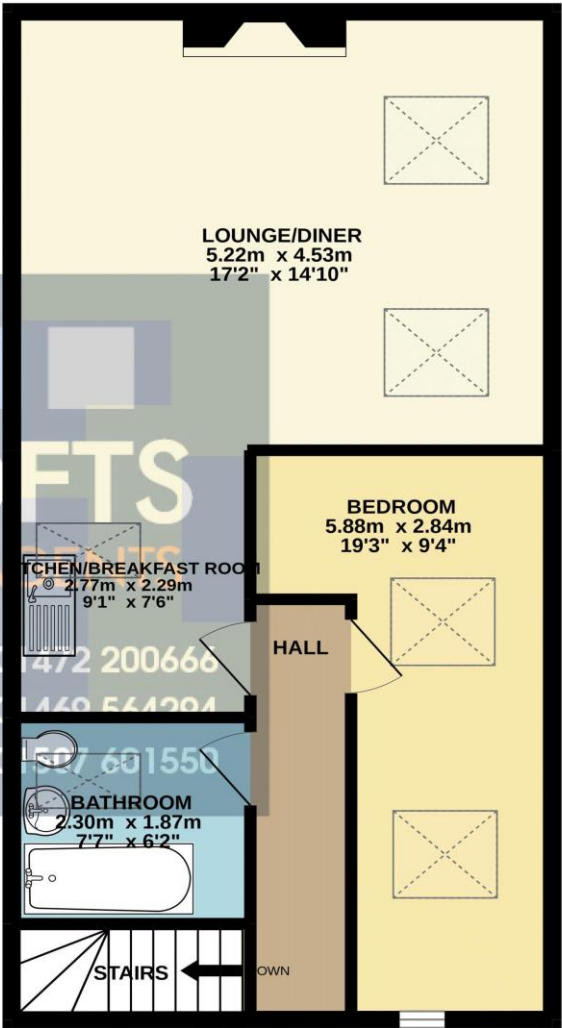
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



FIRST FLOOR
4.5 sq.m. (49 sq.ft.) approx.



SECOND FLOOR
53.7 sq.m. (578 sq.ft.) approx.



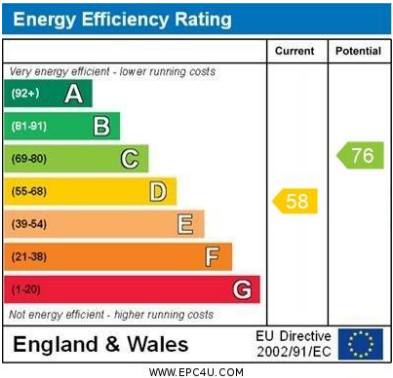
CROFTS
ESTATE AGENTS

CLEETHORPES: 01472 200666
IMMINGHAM: 01462 544294
LOUTH: 01507 601550

TOTAL FLOOR AREA : 58.2 sq.m. (626 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 ©2022



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.