



High Holme Road

Louth
LN11 0HE

£110,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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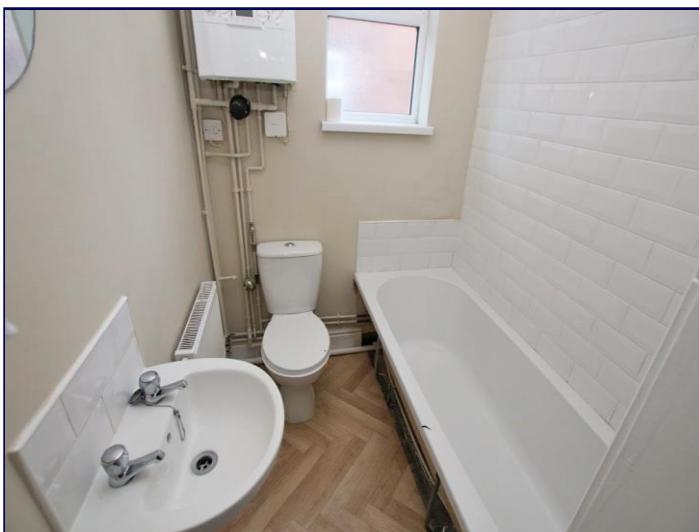
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Property Introduction

This well-presented end-of-terrace home is situated in a highly sought-after area of Louth, conveniently located close to the town centre and a wide range of local amenities. Offered for sale with NO FORWARD CHAIN, the property represents an excellent opportunity for first-time buyers, those looking to downsize, or buy-to-let investors. The property benefits from off-road parking to the front and a large, private rear garden, featuring brick-built storage outbuildings and an outside WC. Gas central heating and uPVC double glazing. Internally, the accommodation is both well presented and generously proportioned. The layout briefly comprises a comfortable lounge, a ground-floor bathroom suite, and a fitted kitchen/dining room. To the first floor are two well-sized bedrooms. Early internal viewing is highly recommended to fully appreciate the space and location on offer.

Lounge

10' 11" x 11' 7" (3.319m x 3.522m)

Neutrally decorated the lounge is located to the front of the property and has a double glazed entry door. uPVC window to front. Central heating radiator.

Inner hall

Leading to kitchen dining room with door to side leading to bathroom

Bathroom

5' 6" x 5' 1" (1.677m x 1.554m)

The bathroom offers a opaque uPVC double glazed window to the side elevation. Equipped with a white suite consisting panelled bath with shower over, pedestal wash basin and finally a close coupled w/c. Tiled walls, extractor fan. Central heating radiator.

Kitchen/Breakfast Room

9' 3" x 10' 3" (2.828m x 3.118m)

uPVC window to side and rear. uPVC door to leading out to the rear garden. Stairs leading to the first floor. Range of modern fitted wall and base units with contrasting work surfacing incorporating oven, hob and 1.5 sink bowl unit with draining board and mixer tap. Part tiled walls. Plumbing for a washing machine and space for a fridge freezer.

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First Floor

Access to the two bedrooms.

Bedroom One

11' 0" x 11' 7" (3.348m x 3.541m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

9' 7" x 8' 6" (2.919m x 2.58m)

Another good sized bedroom with window to the rear and having central heating radiator.

Outside

To the front the property offers the ability for off road parking for a small family vehicle. Shared access to the side of the property leading to a rear gate which opens into the garden. The good size rear garden firstly has a patio area and then a expanse of lawned garden ideal for the family market or for those with pets. The rear garden is enclosed by tall wood panel fencing. There is an outside w/c, a brick storage outbuilding with upvc door and window and overhead shelter, with a further brick storage shed to the rear of the garden.

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.

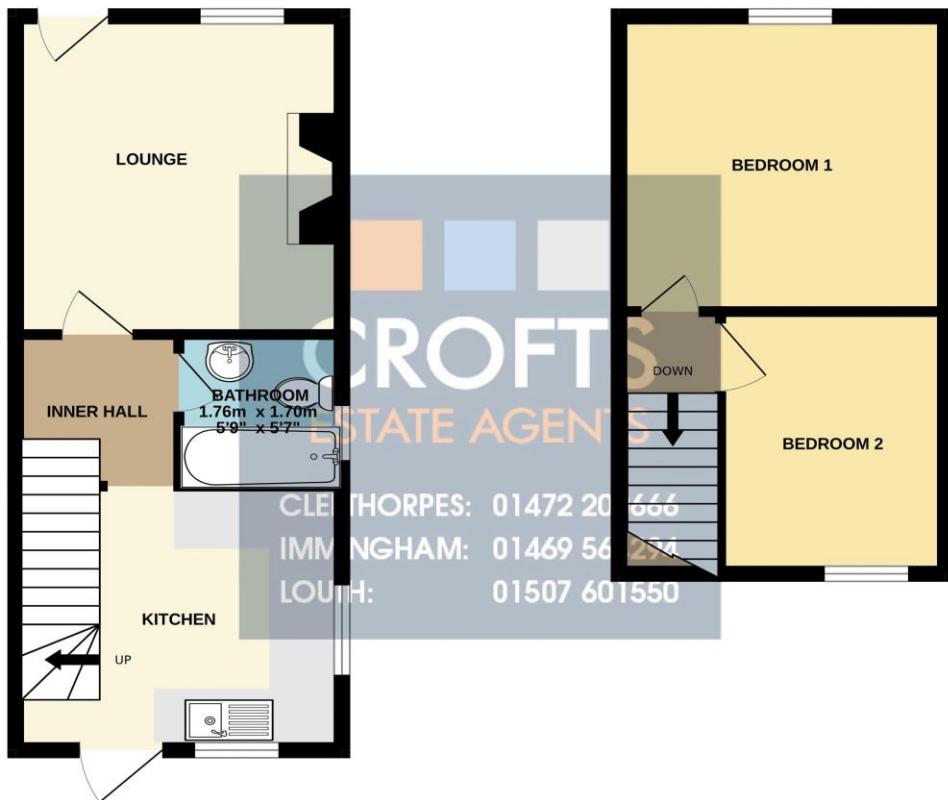
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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GROUND FLOOR
28.3 sq.m. (305 sq.ft.) approx.

1ST FLOOR
22.1 sq.m. (237 sq.ft.) approx.



TOTAL FLOOR AREA: 50.4 sq.m. (542 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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