



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



74 Upgate  
Louth  
LN11 9JN

Offers in the Region Of £115,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Property Description

Offering an ideal purchase opportunity for a variety of buyers from the first time client through to the investor buyer, we are pleased to be able to bring to the market this two bedroom mid terrace property situated within the popular market of town of Louth and within the conservation area. Offering the benefit of gas central heating, the property offers two reception rooms and a kitchen to the ground floor. To the first floor there is the landing and two bedrooms, along with the well proportioned bathroom. Split level garden to the rear aspect with useful store to the rear. Mainly paved and having gravelled bed with shrubs complementing the garden.

### Lounge

12' 1" x 14' 2" (3.677m x 4.308m)

Offering sash window to the front elevation and wooden entry door with two glazed panels to the front elevation. Neutrally decorated and having central heating radiator.

### Dining or Second Sitting Room

8' 0" x 13' 11" (2.437m x 4.239m) maximums

With window to the rear elevation and having central heating radiator. Decorative fire surround with tiled inset. Dog leg staircase leading to the first floor.

### Kitchen

10' 11" x 6' 5" (3.323m x 1.948m)

The kitchen offers windows to both the rear and side elevations along with side entry door out to the garden. Equipped with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with filter hood over. Splashback tiling. Plumbing for a washing machine and space for an under counter fridge/freezer. Tiled flooring. Central heating radiator.

### First Floor Landing

Loft access to the ceiling.

### Bedroom One

12' 3" x 14' 1" into wardrobe (3.739m x 4.288m)

With window to the front elevation, the first of the double bedrooms has two built in cupboards. Central heating radiator.

### Bedroom Two

7' 11" x 9' 5" (2.410m x 2.862m)

With window to the rear elevation. Central heating radiator.

### Bathroom

11' 0" x 6' 6" (3.342m x 1.984m)

This well proportioned bathroom has a window to the side elevation and is equipped with a pedestal wash hand basin, close coupled w.c and a panelled bath with screen and and shower over. Splashback tiling. Fitted extractor. Central heating radiator.

### Garden

To the rear of the property the garden is mainly paved and over a split level, creating an ideal area for outdoor entertaining. Gravelled bed with established shrubs.



<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](http://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](http://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

### 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.

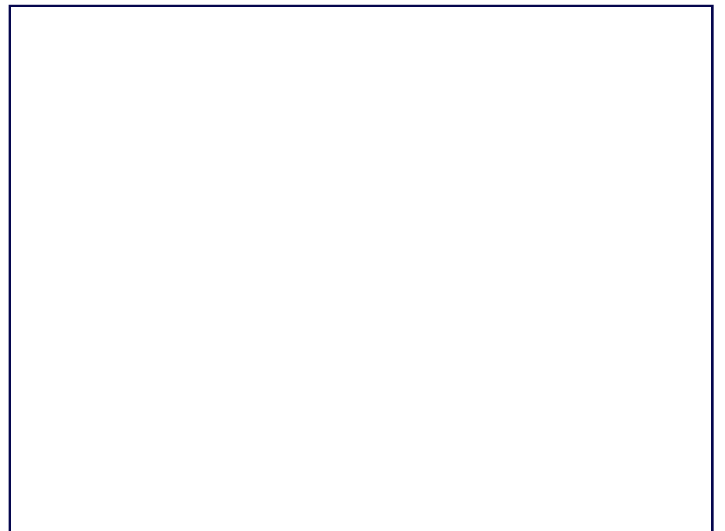
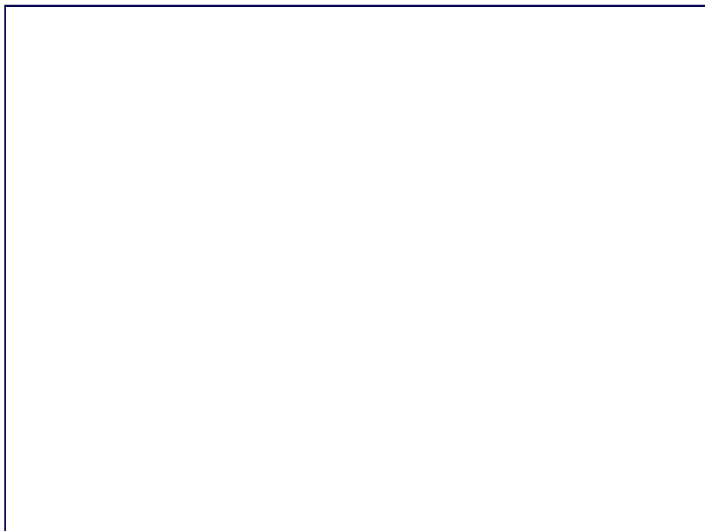
### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



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.*



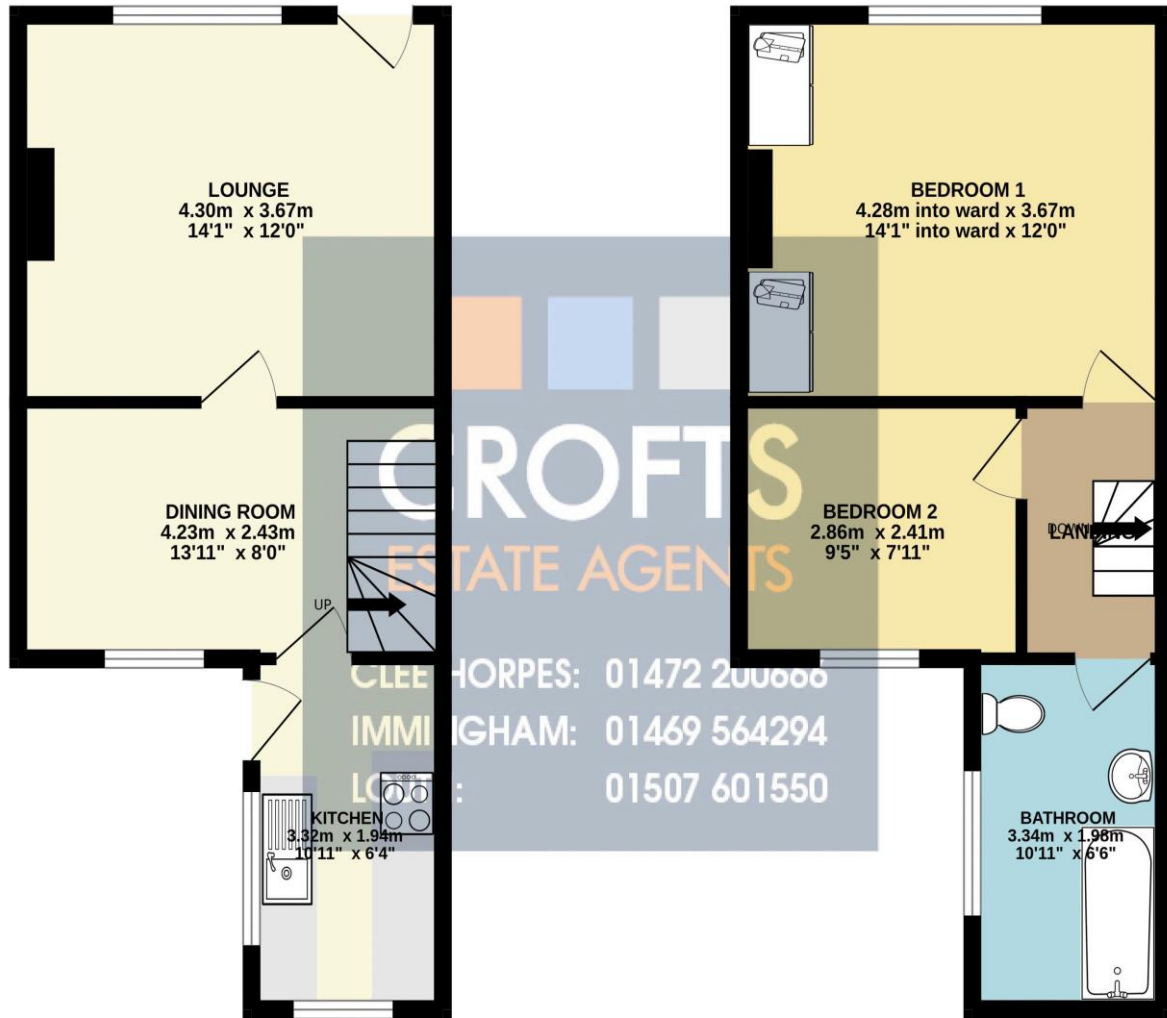
**OPEN 7 DAYS A WEEK**

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  
32.4 sq.m. (348 sq.ft.) approx.

1ST FLOOR  
32.4 sq.m. (348 sq.ft.) approx.



TOTAL FLOOR AREA : 64.7 sq.m. (697 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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