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Mount Pleasant

Louth
LN11 9DR

Offers in the Region Of £127,000

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Property Introduction

Offered for sale with no forward chain, this attractive two-bedroom mid-terrace home on the ever-popular Mount Pleasant in Louth presents an excellent opportunity for first-time buyers, downsizers or investors looking to put their own stamp on a well-proportioned property. Requiring a little updating, the home offers plenty of potential to create a comfortable and stylish residence in a sought-after location. Entering directly into the spacious lounge, buyers are welcomed into a bright and comfortable reception room, ideal for relaxing at the end of the day. Beyond the lounge is a separate dining room, providing an excellent space for family meals or entertaining guests. The kitchen is situated to the rear of the property, offering a practical layout with plenty of potential to be updated and personalised. Leading off the kitchen is a useful utility room, providing additional storage and laundry space while also giving access to the rear garden. To the first floor are two well-proportioned bedrooms, both offering comfortable accommodation, together with a family bathroom. Outside, the property benefits from gardens to both the front and rear. The front garden creates an attractive first impression, while the enclosed rear garden provides a pleasant outdoor space with excellent potential for landscaping or creating a private seating area. Situated within easy reach of Louth's thriving town centre, the property enjoys convenient access to a wide range of independent shops, supermarkets, cafés, restaurants and leisure facilities, along with well-regarded schools and excellent transport links. Combining generous living accommodation, outdoor space and the opportunity to modernise to individual tastes, this is a fantastic chance to acquire a home in one of Lincolnshire's most desirable market towns. Early viewing is highly recommended.

Living Room

11' 4" x 10' 5" (3.46m x 3.17m)

Entering the property reveals a window and door to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

11' 4" x 10' 6" (3.46m x 3.19m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen

14' 2" x 5' 11" (4.31m x 1.80m)

The kitchen has a window and door to the side elevation, a radiator and a range of fitted units with a sink and drainer, plumbing for a dish washer and an electric oven and gas hob over.

Utility room

5' 11" x 3' 7" (1.80m x 1.09m)

With a window to the rear elevation and plumbing for a washing machine.

Bedroom 1

11' 4" x 10' 5" (3.45m x 3.17m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 2

10' 3" x 6' 7" (3.12m x 2.01m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

7' 8" x 4' 5" (2.34m x 1.34m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and tiled walls. There is also a modern suite with a WC, vanity basin and a bath.

Outside

With gardens to the front and rear. The rear providing access to the property. To the rear of the property is a small concrete courtyard area for bin storage and an outside tap. As you head down the garden you reach a patio area with slate chips and flower boarder. You then find an area laid to lawn with gravel and a timber shed.

Agent Notes

We have been advised that there is a right of way access for neighbouring properties through 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

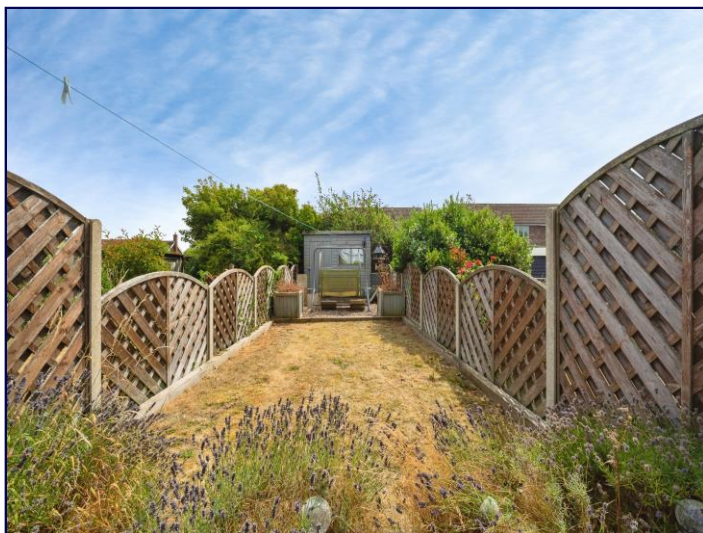
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

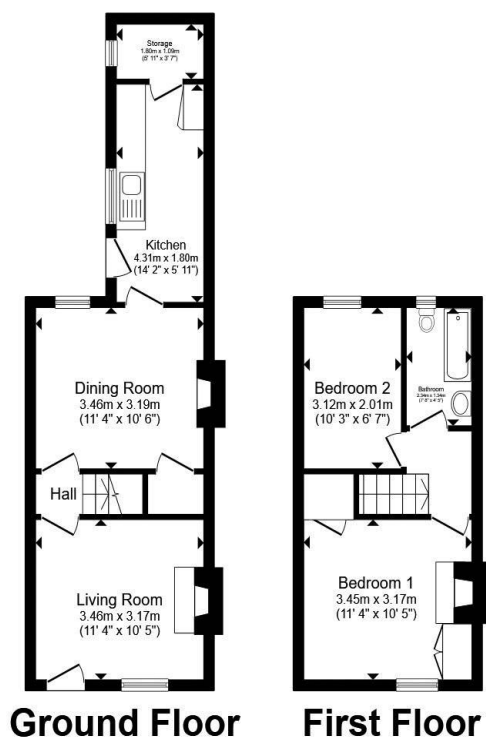
Free Valuations

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.





Total floor area 61.0 m² (657 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

