



# CROFTS ESTATE AGENTS

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**Kidgate**

**Louth  
LN11 9HN**

**Offers in the Region Of £195,000**

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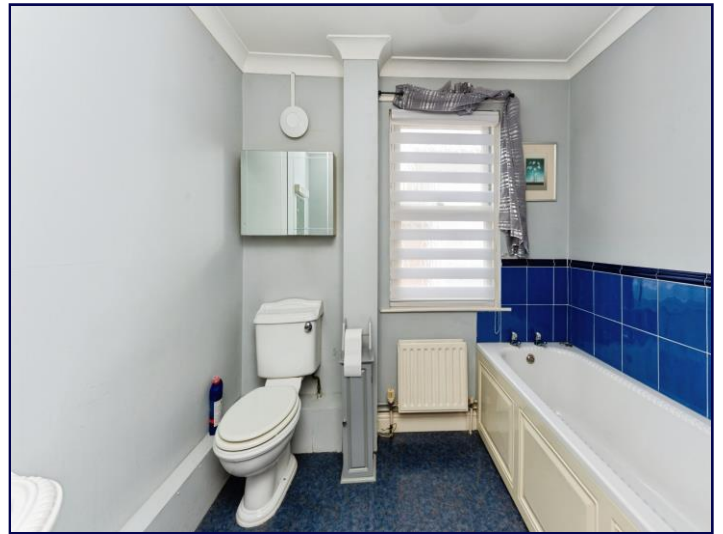
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### Property Introduction

Offered for sale with no forward chain, this well-proportioned three-bedroom mid-terrace home is ideally situated within the highly sought-after market town of Louth and benefits from the rare advantage of a double garage to the rear. Well maintained throughout and benefiting from double glazing and gas central heating, the property offers spacious and versatile accommodation ideally suited to first-time buyers, families, or investors alike. Internally, the accommodation comprises an entrance hallway, a generous dining kitchen, and an impressive living room spanning the full width of the rear of the property, creating a bright and welcoming space for both everyday living and entertaining. To the first floor, the landing provides access to three bedrooms and a family bathroom. Outside, there is a low-maintenance rear courtyard, together with the double garage providing excellent parking, storage, or workshop potential. Properties offering this combination of space, convenience, and valuable garaging are rarely available, and early viewing is highly recommended to fully appreciate everything this home has to offer.

### Entrance Hall

Entry door with adjoining glazed panel to the front elevation. Tiled flooring. Central heating radiator. Staircase with understairs storage cupboard.

### Kitchen/Diner

9' 3" x 14' 9" (2.83m x 4.49m)

This pleasant dining kitchen has a double glazed window to the front elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated double gas ring hob, electric griddle and a two ring electric hob as well. Chimney extractor. Integrated oven. Splashback tiling. Plumbing for a washing machine. Central heating radiator. Ideal Esprit gas boiler.

### Living Room

13' 6" x 14' 10" (4.12m x 4.51m)

A well proportioned living space with sealed unit double glazed window to the rear elevation and a rear entry door leading out to the small yard and the double garage behind. Coving and rose to the ceiling. Fire surround with gas fire.

### First Floor Landing

Loft access.

**Bedroom One**

12' 10" x 8' 8" (3.92m x 2.63m)

Offering double glazed window to the rear elevation

**Bedroom Two**

11' 3" x 6' 7" (3.44m x 2.00m)

Double glazed window. Central heating radiator. Coving to the ceiling.

**Bedroom Three**

10' 4" x 8' 8" (3.14m x 2.65m)

The final of the three bedrooms has a window to the front elevation. Central heating radiator. Coving to the ceiling.

**Bathroom**

6' 3" x 5' 10" (1.90m x 1.77m)

Offering double glazed window, the bathroom is equipped with a pedestal wash hand basin, w.c and a panelled bath. Splashback tiling. Central heating radiator. Storage cupboard.

**Double Garage**

An added bonus to this property is the fact it has a double garage to the rear, creating ample storage or off road parking.

**Outside**

A small yard to the rear provides an area to accommodate a couple of chairs and a small table.

**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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

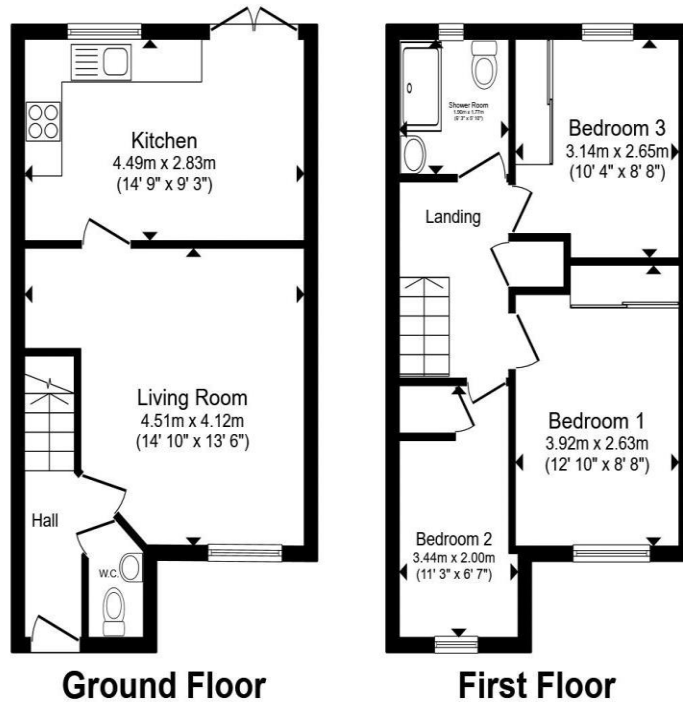
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**Property Management**

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 68.8 m<sup>2</sup> (740 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](http://www.focalagent.com)

