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



James Street

Louth
LN11 0JW

Monthly Rental Of £650 Deposit Of £750

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Property Introduction

This delightful two bedroom cottage close to the heart of Louth Town Centre is available for viewings. The property has a desirable layout and offers a well proportioned amount of living space. To the ground floor there is a kitchen diner plus utility area and separate large lounge. On the first floor there are two large double bedrooms, bathroom landing, benefitting from gas central heating. The owners are looking for a long term tenant. **SOURCE OF HEATING** The property is heated by gas central heating. **GAS/ELECTRICITY SUPPLY** The property has mains gas and electric connection. **WATER SUPPLY** The property has mains water supply/waste supply. **BROADBAND AVAILABILITY** Ultrafast Fibre up to 1000mbps. Actual service availability at a property or speeds received may be different. **MOBILE COVERAGE** Good outdoor, variable in home. This means there may be differences between the coverage prediction and your experience. **PARKING** On street parking further down the road, no allocated parking. **RIGHTS OF WAY/EASEMENTS** Right of way access down the side of the property to take the bins out. **FLOOD RISK** The property is located in a high risk area, however the landlord has not informed us of any previous flooding. **ACCESSIBILITY** Property is accessed from the street and has a step up into the property, no accessibility alterations have been made.

Entrance/ Utility

8' 10" x 3' 5" (2.70m x 1.03m)

Entered through a wood glass panelled door the entrance leads directly into a utility room with work top and plumbing under for a washing machine. The room also has neutral decor, sash window with blind, pendant light and tile effect vinyl floor.

Kitchen

16' 2" x 8' 9" (4.93m x 2.67m)

A spacious kitchen diner has a generous range of cream wood wall and base units with wood effect work tops over. The kitchen has a 1 and 1/2 bowl sink drainer, space for cooker and tall fridge freezer, stone flagged floor, radiator, neutral decor, six way ceiling light.

Lounge

23' 7" x 10' 2" (7.18m x 3.10m)

The lounge offers an excellent space with exposed oak beams. The lounge has two sash window with vertical blinds radiator, two pendant lights, neutral decor, laminate flooring, brick fireplace and corner tv storage, 3 way spot light and 5 wall lights and brick curved bar under the stairs

Stairs & Landing

Cream carpet and neutral decor, wood stairs leading to first floor, loft access, radiator and pendant light

Bathroom

7' 0" x 6' 6" (2.14m x 1.99m)

A good sized bathroom has matching cream three piece suite with shower over bath and shower curtain. There are cream effect fully tiled walls, tile effect vinyl floor, ceiling light, radiator and frosted sash wood window to rear.

Bedroom One

14' 3" x 9' 5" (4.35m x 2.87m)

The bedroom has sash window to the front, neutral decor, carpet, radiator and pendant light.

Bedroom Two

16' 1" max x 9' 7" max (4.91m x 2.92m)

The bedroom also has sash window to the front, cream/grey decor, carpet, radiator and pendant light.

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.



