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



36 Hawthorne Avenue
Louth
LN11 0LD

Offers in the Region Of £219,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

This substantial mid-terrace property on sought-after Hawthorne Avenue in Louth offers spacious and versatile accommodation, presented in a tasteful and inviting style throughout. Available with no forward chain, this home is ideal for buyers seeking a smooth and straightforward purchase. The ground floor comprises a welcoming lounge, a separate sitting room providing additional living space, and a well-appointed kitchen-diner. The kitchen features a charming rustic design, blending character with practicality, and offers ample space for dining and entertaining. To the first floor, the property boasts four well-proportioned bedrooms, making it perfect for families or those needing extra space for home working. A modern shower room completes the upper level, finished to a high standard. Externally, the property benefits from low maintenance gardens to both the front and rear, ideal for those seeking outdoor space without the upkeep. The rear garden provides a private setting for relaxing or entertaining. Combining generous living space, attractive décor, and a convenient location, this property represents an excellent opportunity to acquire a comfortable and ready-to-move-into home in the popular market town of Louth.

Entrance Hall

With a radiator and a carpeted floor.,

Lounge

15' 2" x 12' 2" (4.62m x 3.70m)

With a window to the front, a radiator and a carpeted floor.

Sitting Room

12' 5" x 10' 6" (3.78m x 3.21m)

With doors to the rear garden, a radiator and a carpeted floor.

Kitchen/Diner

21' 8" x 9' 11" (6.61m x 3.02m)

With double doors and a window to the side, a radiator and wooden flooring. There is also an extensive range of fitted units with solid counter tops and a Belfast sink.

Utility room

4' 6" x 9' 11" (1.38m x 3.02m)

The utility room has plumbing for a washing machine.

First Floor Landing

Bedroom **One**

12' 10" x 10' 7" (3.91m x 3.22m)

With a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted wardrobes.

Bedroom Two

12' 5" x 12' 3" (3.78m x 3.74m)

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

Bedroom Three

9' 11" x 9' 0" (3.02m x 2.74m)

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

Bedroom Four

9' 3" x 5' 11" (2.83m x 1.80m)

Bedroom four has a window to the front elevation and a carpeted floor.

Shower Room

5' 10" x 6' 10" (1.77m x 2.09m)

With an opaque window to the side elevation, partially tiled walls and a modern suite with a WC, basin and a shower enclosure with a mains shower.

Outside

With a lawn and a patio area ideal for alfresco dining with a pergola over, all enclosed with perimeter fencing with a gate to the front via a side passage. The front garden is low maintenance.



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 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

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.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

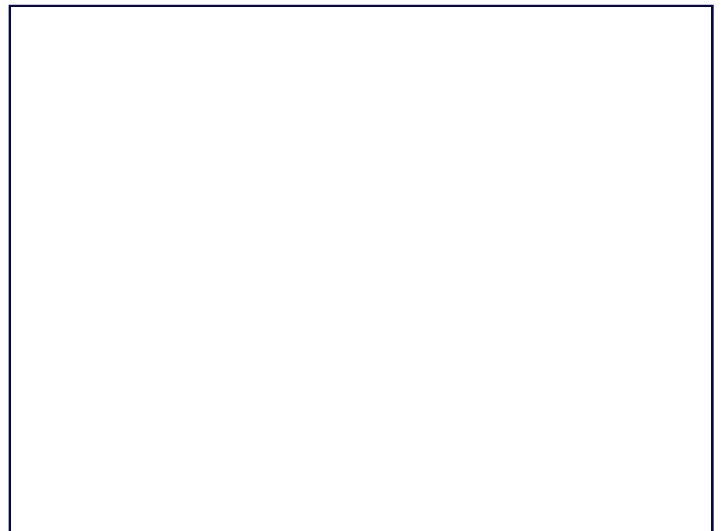
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service



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 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.



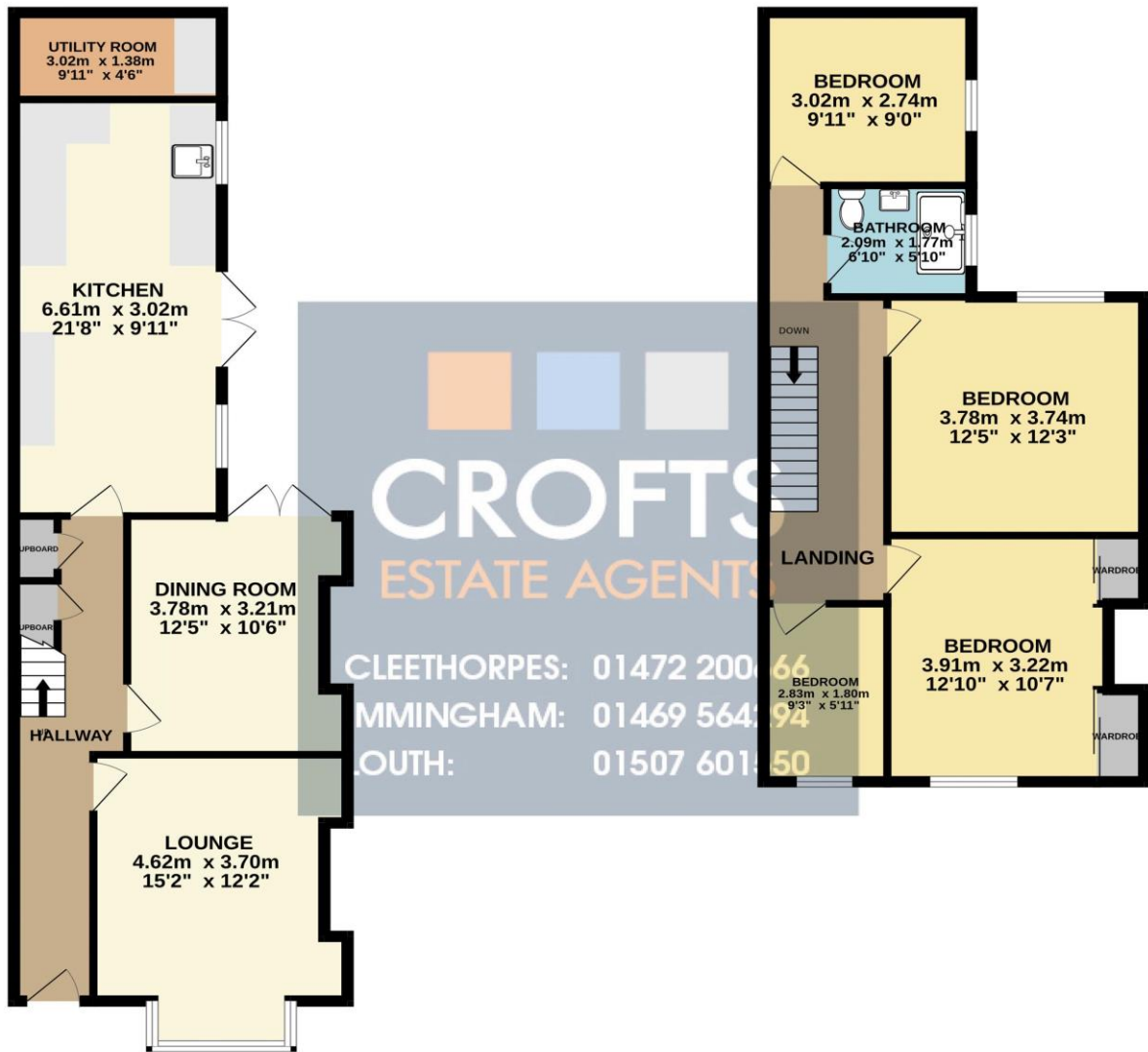
OPEN 7 DAYS A WEEK

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
61.7 sq.m. (664 sq.ft.) approx.

1ST FLOOR
55.5 sq.m. (598 sq.ft.) approx.



TOTAL FLOOR AREA: 117.3 sq.m. (1262 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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