



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Spring Terrace, Spout Yard

Louth
LN11 0LP

£165,000

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 Introduction

Crofts estate agents are delighted to be able to bring to the market this two double bedroom end terrace cottage which is set in this central yet secluded location within the heart of Louth. The property offers courtyard garden and a useful outbuilding/garden room perfect for those working from home and creates an excellent potential investment and/or first time buyer opportunity. Offering the benefits of gas central heating and a mixture of uPVC double and timber sealed unit double glazing, this lovely home briefly comprises: Rear entrance porch, utility/shower room, dining kitchen and living room to the ground floor, and then to the first floor there are two double bedrooms along with an ensuite bathroom. A pull down ladder from the second bedroom takes you up to a converted loft room. Courtyard Garden along with a useful outbuilding currently used as a home office. An ideal purchase for a variety of buyers makes this property definitely one you need to add to your list of properties too view.

Lounge

11' 11" x 11' 11" (3.624m x 3.620m)

Pleasantly presented and having sealed unit double glazed window to the front elevation. Georgian styled entry door to the front. Coving to the ceiling. Electric fire and surround. Central heating radiator.

Kitchen Diner

11' 0" x 11' 10" (3.350m x 3.615m)

uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a dishwasher. Tiled splashback. Central heating radiator. Staircase to the first floor with space below to accommodate a dining table and chairs.

Lobby

uPVC double glazed entry door to the side elevation. Tiled flooring. Central heating radiator.

Utility/Shower Room

8' 6" x 5' 9" (2.600m x 1.749m)

uPVC double glazed window to the side elevation. Plumbing for a washing machine. Fitted with a close w.c, corner wash basin and a shower cubicle. Cupboard housing the gas boiler. Tiled splashback and flooring. Central heating radiator.

First Floor Landing

Access to the two double bedrooms.

Bedroom One

11' 0" x 9' 4" (3.365m x 2.842m)

uPVC double glazed window to the rear elevation. Central heating radiator. Cupboard. Door to the ensuite bathroom.

Ensuite Bathroom

12' 3" x 5' 10" (3.745m x 1.782m)

uPVC double glazed window to the side elevation and fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with screen and shower over. Splashback tiling. Storage cupboard. Central heating radiator.

Bedroom Two

11' 11" x 10' 7" to cupboards (3.620m x 3.237m)

Sealed unit double glazed window to the front elevation. Central heating radiator. Two built in cupboards. Loft access.

Loft Room

10' 3" x 10' 3" (3.112m x 3.120m)

Accessed via a pull down ladder the loft room has been converted into a useable space and has a central heating radiator. Storage units to the eaves.

Outside

Small low maintenance courtyard garden with gated access from the front. Useful garden room.

Garden Room

5' 7" x 11' 10" (1.701m x 3.616m)

This is an ideal space for those wanting to work from home or wanting a hobby room. Internal light and power.

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

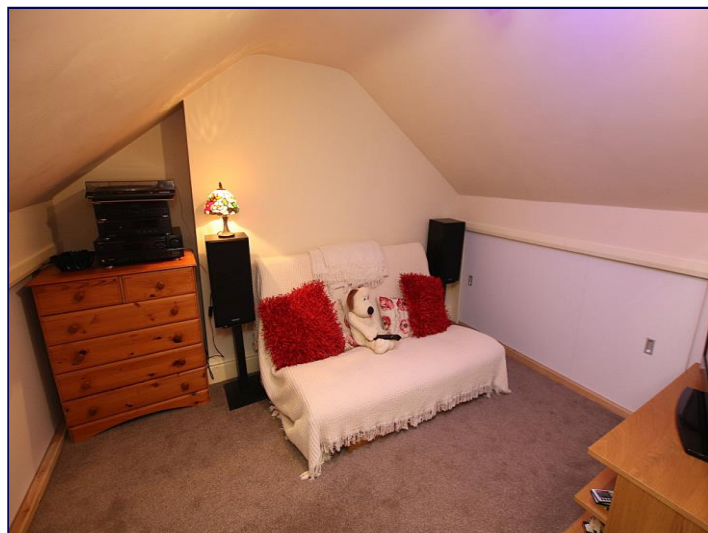
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

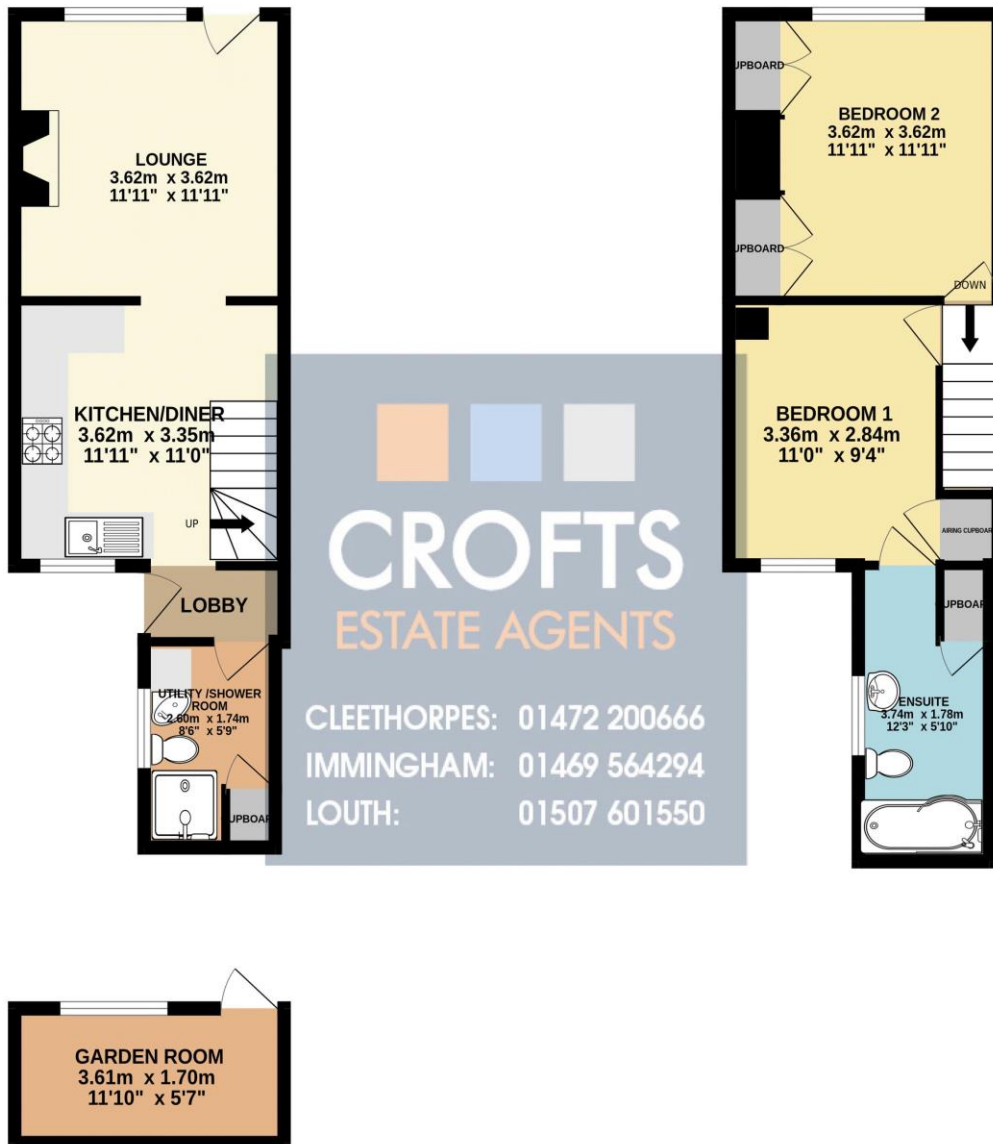
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
37.2 sq.m. (400 sq.ft.) approx.

1ST FLOOR
31.0 sq.m. (334 sq.ft.) approx.



TOTAL FLOOR AREA : 68.2 sq.m. (734 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.
Made with Metropix ©2026

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.