



# 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



## South Terrace

Louth  
LN11 9DF

Offers in the Region Of £129,995

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on the ever-popular South Terrace in Louth, this charming mid-terrace property presents an excellent opportunity for first-time buyers looking to step onto the property ladder. Offering well-proportioned accommodation throughout, the home is both practical and inviting. The ground floor comprises a comfortable lounge, ideal for relaxing or entertaining, alongside a fitted kitchen and a conveniently located bathroom. To the first floor are two generous double bedrooms, providing ample space for both sleeping and additional furnishings. Externally, the property benefits from off-road parking to the front, a valuable feature in this central location. To the rear, there is an initial low-maintenance garden area, perfect for those seeking ease of upkeep. Beyond this, a right of passage for neighbouring properties leads to a further enclosed garden space. Accessed via a gate, this fantastic additional area offers a lawn and patio, creating an ideal setting for alfresco dining, entertaining guests, or providing a safe space for children to play. Combining practicality with outdoor appeal, this property is a superb choice for buyers seeking a home with more to offer than meets the eye.

### Lounge

10' 0" x 11' 1" (3.05m x 3.38m)

The lounge has a window and door to the front elevation, a radiator and laminate flooring.

### Kitchen

9' 5" x 11' 3" (2.88m x 3.42m)

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a range of modern fitted units with a one and a half sink and drainer and an electric oven and hob with an extractor over. There is also access to the under stairs cupboard.

### Hall/Utility

4' 10" x 5' 8" (1.47m x 1.72m)

With a window and door to the side elevation, a radiator, tiled floor and plumbing for a washing machine.

### Bathroom

8' 9" x 5' 5" (2.67m x 1.64m)

The bathroom has an opaque window to the fully tiled walls and flooring and a heated towel rail. There is also a modern suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower. Electric underfloor heating.

### Landing

With access to the loft and a carpeted floor.

### Bedroom One

10' 2" x 11' 5" (3.09m x 3.48m)

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

### Bedroom Two

9' 5" x 8' 7" (2.86m x 2.61m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

### Outside

With a small low maintenance space off the rear door leading to a gate which crosses over a right of passage for neighbouring properties. A gate then opens to reveal a lovely area with a well kept lawn, enclosed by perimeter fencing with a patio area and a timber shed.

### 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.

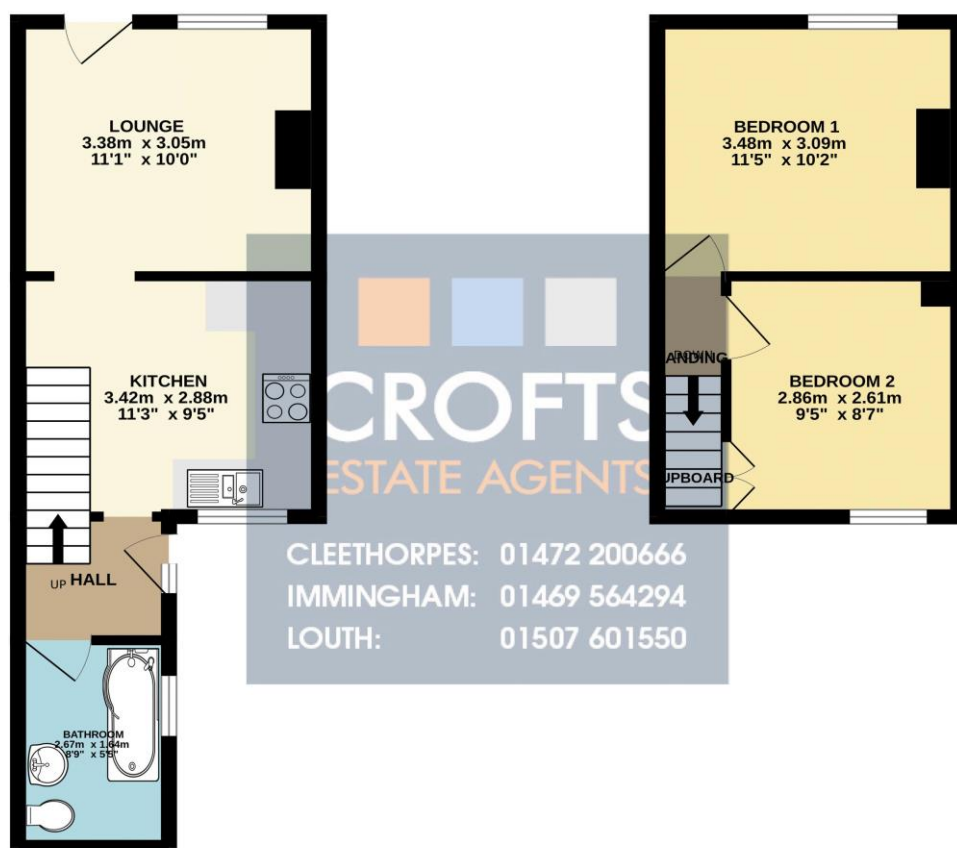
### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.vca.gov.uk/et](http://www.vca.gov.uk/et)



GROUND FLOOR  
26.4 sq.m. (284 sq.ft.) approx.

1ST FLOOR  
19.5 sq.m. (210 sq.ft.) approx.



TOTAL FLOOR AREA : 45.9 sq.m. (494 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 ©2025

**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.