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



Mallard Ings

**Louth
LN11 0FD**

Offers in the Region Of £105,000

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 :

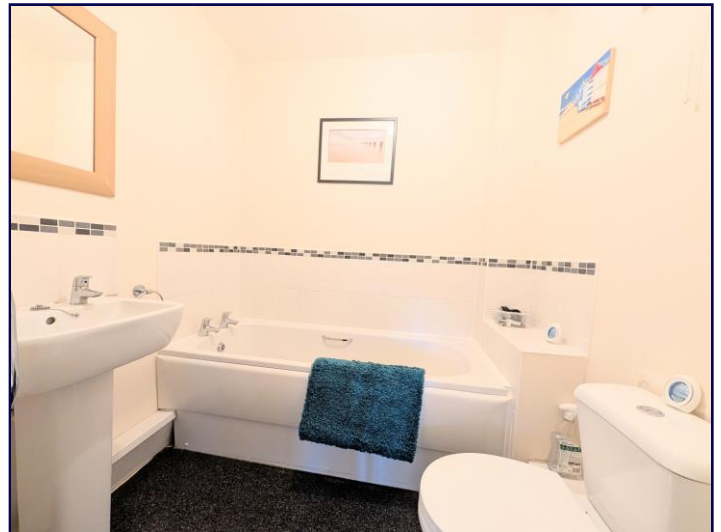
Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts are delighted to bring to the market this well-presented first-floor two-bedroom apartment, situated within a popular residential area of the town and offered for sale with no forward chain. Built in 2014, this modern property offers well-proportioned accommodation and would make an ideal purchase for a first-time buyer, investor, or anyone seeking a convenient and low-maintenance "lock-up and leave" home. The property is accessed via a secure communal entrance with an intercom entry system, leading into the well-maintained communal areas. Internally, the accommodation is thoughtfully laid out and provides comfortable and practical living space throughout. The apartment features a welcoming entrance hall providing access to all principal rooms. The spacious lounge/diner offers an excellent area for both relaxing and entertaining, with the adjoining kitchen providing a range of fitted units and space for appliances. There are two well-proportioned double bedrooms, including a principal bedroom benefiting from its own en-suite shower room. A separate family bathroom completes the internal accommodation. Externally, the property benefits from an allocated parking space, providing valuable off-road parking for residents. With its modern construction, practical layout, popular location and no forward chain, this apartment represents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate the accommodation and position this property has to offer.

Entrance

An intercom system provides access to the stairs to the first floor.

Entrance area

An entrance area with a door into the first floor flat.

Inner Hall

With an electric heater, a carpeted floor and a large built in cupboard.

Lounge/Diner

18' 7" x 9' 6" (5.66m x 2.90m max)

The lounge-diner has a window to the front elevation, an electric radiator and a carpeted floor.

Kitchen

9' 3" x 6' 3" (2.82m x 1.91m)

The kitchen has a window to the rear elevation, an electric radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Bedroom One

14' 3" x 8' 8" (4.35m x 2.65m)

Bedroom one has a window to the rear elevation, an electric radiator and a carpeted floor.

Bedroom Two

10' 0" x 7' 9" (3.06m x 2.37m)

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

En-suite

3' 11" x 8' 8" (1.19m x 2.63m)

The en-suite has an electric radiator and vinyl flooring. There is also a modern suite with a WC, basin and shower cubicle with an electric shower.

Bathroom

5' 4" x 6' 4" (1.63m x 1.94m)

The bathroom has an electric radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

Parking

There is an allocated parking space to the flat.

Tenure

Believed to be Leasehold, 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

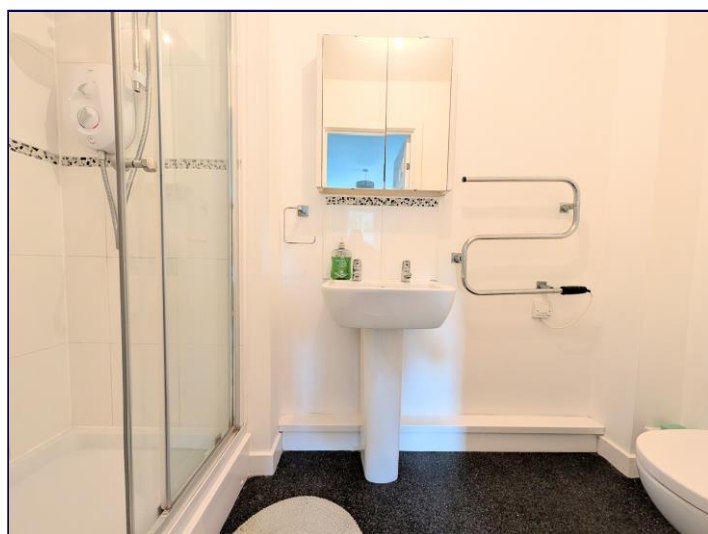
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

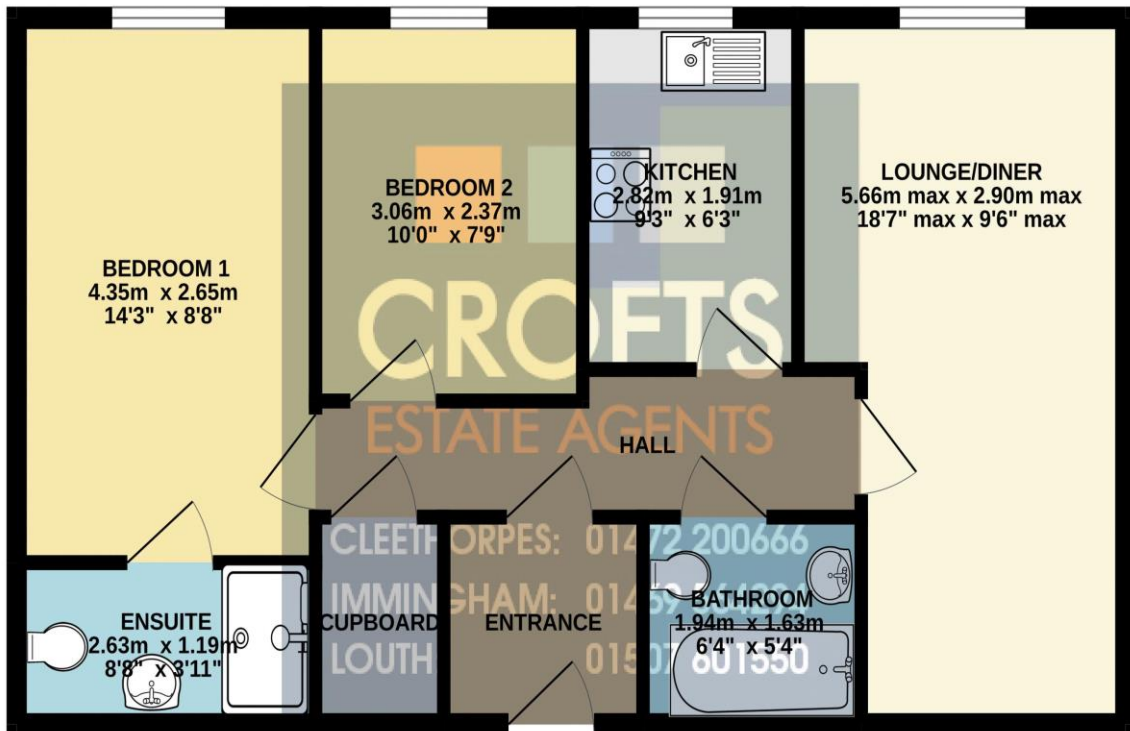
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
55.7 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA : 55.7 sq.m. (600 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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