



CROFTS ESTATE AGENTS

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



40 Albatross Way
Louth
LN11 0ZF

Shared Ownership £70,000

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Property Description

ATTRACTIVE MODERN TWO BEDROOM SEMI DETACHED HOME – 40% SHARED OWNERSHIP
 Situated within the popular residential development on Albatross Way in Louth, this superb modern semi-detached property offers an excellent opportunity for first-time buyers looking to step onto the property ladder through a 40% shared ownership scheme. Well-presented throughout, the property offers stylish and practical living accommodation ideally suited to modern lifestyles. Internal viewing is highly recommended in order to fully appreciate the space and quality on offer. The accommodation briefly comprises an entrance hallway, convenient ground floor WC, comfortable lounge and a modern kitchen-diner with ample space for dining and entertaining. To the first floor are two well-proportioned bedrooms along with a contemporary family bathroom fitted with a modern white suite. Externally, the property benefits from a small front garden, a lovely enclosed rear garden ideal for relaxing or entertaining, and an allocated parking space located to the rear. Located within easy reach of Louth town centre, local amenities, schools and transport links, this property combines convenience with comfortable modern living. Early viewing is highly advised to avoid disappointment.

Lounge

Entering the property into the lounge reveals a door and window to the front elevation, a radiator and carpeted floor.

WC

The WC has a WC and basin.

Kitchen/Diner

The kitchen-diner has a window and door to the rear elevation, a radiator and a space for a dining table and chairs. There is also a modern fitted kitchen with a sink and drainer, an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has access to the loft.

Bedroom One

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

Bedroom Two

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

Bathroom

The bathroom has a white modern suite with a WC, basin and a bath with a mains operated shower and glass screen.

Outside

With a parking space to the rear. The front garden is a small area and well maintained. The rear garden is enclosed by perimeter fencing with a lawn and also a decked area and patio area, both ideal for alfresco dining.



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.

Mortgage and Financial Advice

Tenure

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

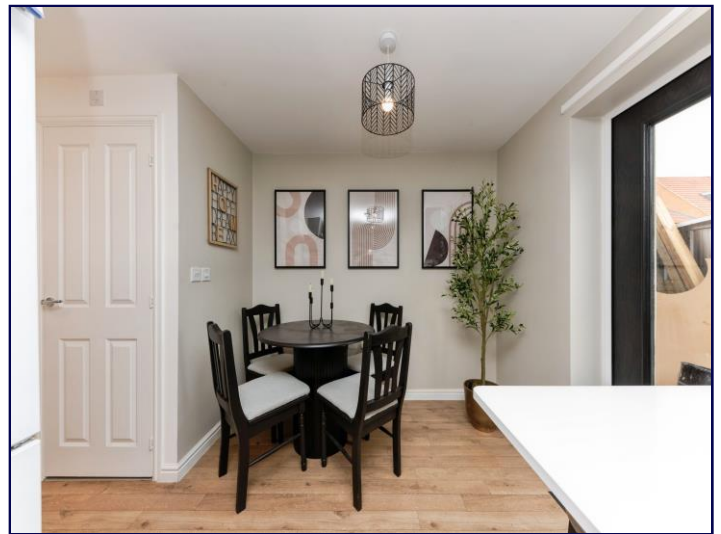
Services

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.



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

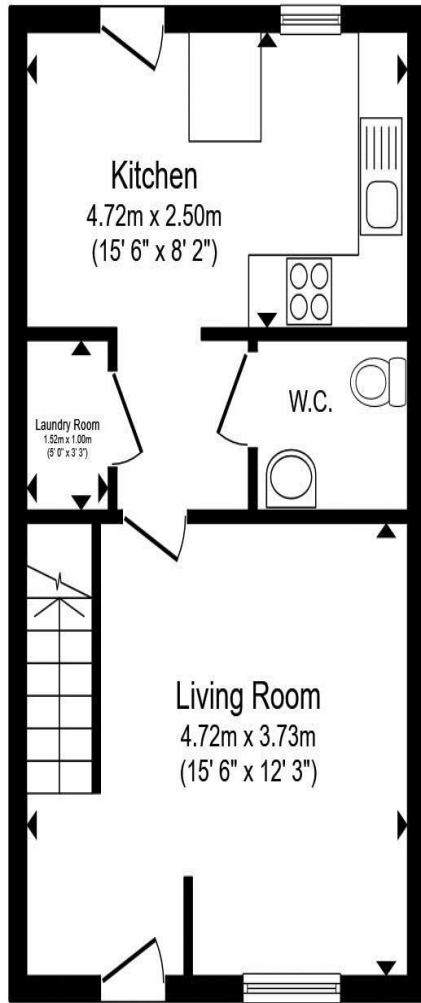
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



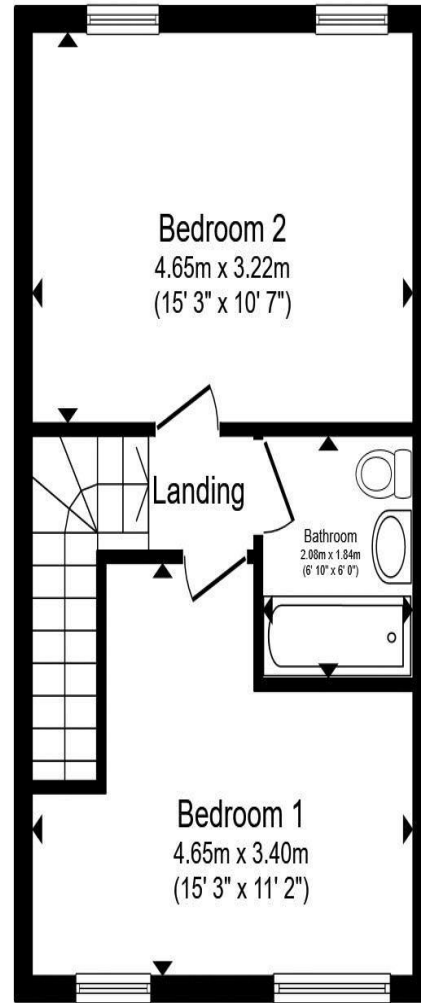
OPEN 7 DAYS A WEEK

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



First Floor

Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

