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



Trinity Lane
Louth
LN11 8DL

Offers in the Region Of
£149,995

A charming end terraced cottage, of only 3 cottages, found tucked away in a private and quiet position, off Trinity Lane, being a short walk away from the bustling and historic market town centre. Well maintained, with uPVC double glazing throughout and gas central heating. Internally it offers a lounge, dining room, useful ground floor cloakroom/2nd wc and a fully fitted kitchen to the ground floor. The first floor has two double bedrooms and a bathroom, with four piece suite. The gardens are low maintenance with a fabulous patio terrace, ideally for entertaining and great views towards St James Church. A further courtyard. A early viewing is recommended.

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 :

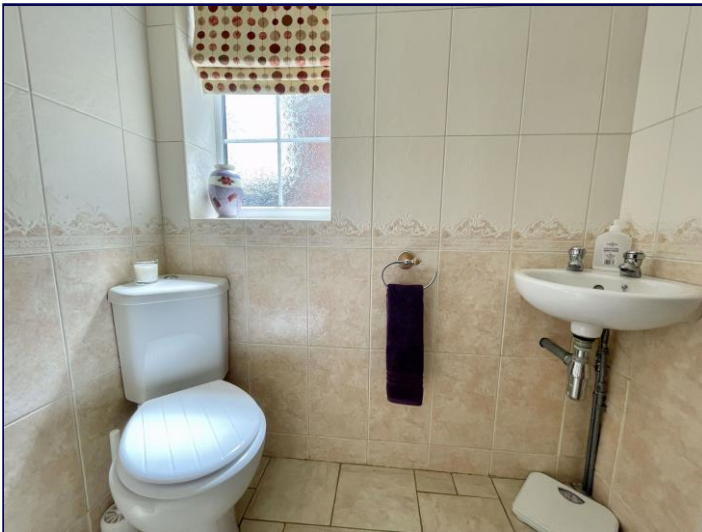
Email: Louth :

info@croftsestateagents.co.uk

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louth@croftsestateagents.co.uk

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Location

Louth is a popular and historic market town, which is within short walking distance from the property, with three busy markets each week, many individual shops, highly regarded primary, secondary and grammar schools and many cafes, bars and restaurants. Louth has a sports and swimming complex, many local clubs, athletics and football grounds, tennis academy and courts, golf and bowling with attractive parks on the west side of town in Hubbard's Hills and Westgate Fields. The town has a thriving theatre and a cinema.

The coast is about 10 miles away from Louth at its nearest point and the area around Louth has many fine country walks and bridleways.

Lounge

11' 0" x 12' 3" (3.36m x 3.73m)

A lovely lounge with a window and door leading out to the patio terrace and views towards the town centre and St James Church. Feature fireplace with wooden mantel housing an electric stove fire. Coving to the ceiling. Radiator.

Dining Room

8' 8" x 12' 3" (2.64m x 3.73m)

Located off the lounge, the formal dining room has coving to the ceiling, a radiator and access to the Kitchen. Staircase to the side leads to the first floor

WC

5' 8" x 3' 3" (1.72m x 0.99m)

The WC has an opaque window to the side elevation, low flush WC and wall mounted wall basin. Tiling to walls and floor.

Kitchen

11' 0" x 12' 3" (3.36m x 3.73m)

A good sized kitchen with a window overlooking the courtyard and a door to the side. Comprehensively fitted with a range of light wall and base units with contrasting work surfaces incorporating a one and a half sink and drainer, hob, oven, dishwasher, washer-dryer, fridge freezer and a useful pull out ironing board. Tiled floor. Radiator.

First Floor Landing

Carpeted stairs lead to the first floor.

Bedroom One

15' 9" x 11' 0" (4.81m x 3.36m)

A large double bedroom having a window, coving to the ceiling, a radiator and wardrobes to one wall.

Bedroom Two

8' 9" x 9' 7" (2.67m x 2.91m)

A small double or good sized single bedroom with window to the front and radiator.

Bathroom

5' 7" x 5' 7" (1.71m x 1.71m)

Having a four piece bathroom suite with vanity cabinets incorporating low flush wc and pedestal wash basin, panelled bath and a separate shower cubicle. Tiled walls. Heated towel rail. Opaque window. Coving to ceiling with loft access. .

Outside

Found through a passage way between numbers 16 and 18, which lead to a small row of 3 cottages, enjoying this private and quiet position. Parking is on the street along Trinity Lane. A courtyard garden off the kitchen provides bin storage and an outside store. The garden off the lounge has been designed to be low maintenance and is a patio terrace ideal for entertaining and has fabulous views of the town and towards St James Church.

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.

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

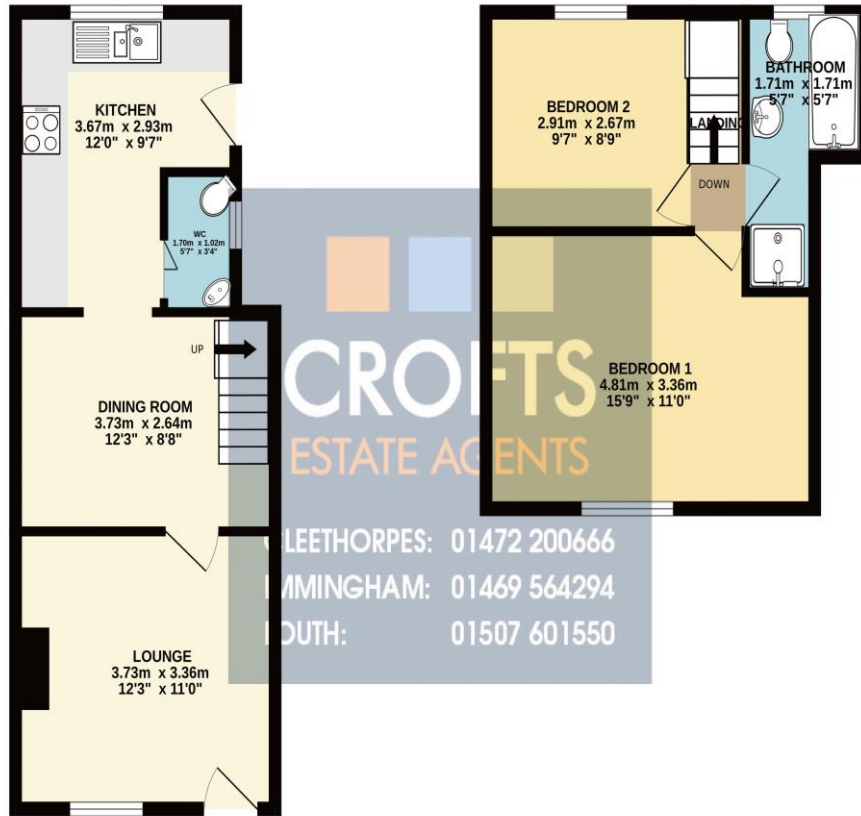
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

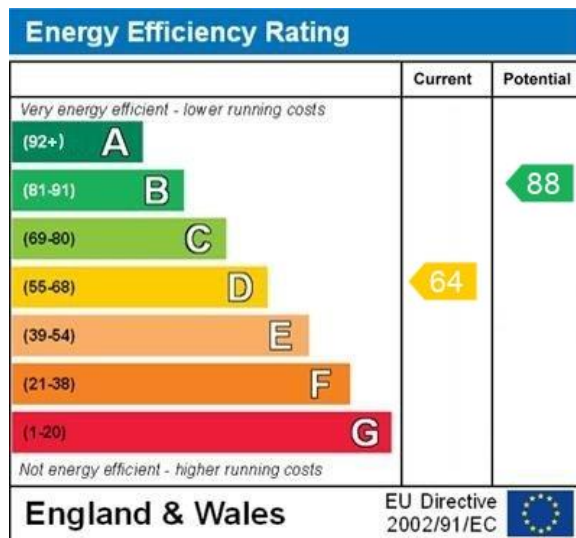
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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