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CLEETHORPES
01472 200666

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



Park Avenue
Louth
LN11 8BY

Offers in the
Region Of
£225,000

This well appointed and handsome traditional detached house is located just off Eastfield Road, close to neighbourhood shopping parade and within easy access of the town centre and well regarded schools. Offered with no forward chain, the property boasts period features, gas central heating and uPVC double glazing. Internally it offers an entrance porch, lovely and welcoming entrance hall, two large reception rooms, a good sized kitchen, landing, three good sized bedrooms and family bathroom with separate wc. The front provides a new block paved driveway with parking for two cars. Fenced and lawned rear garden. The property is now in need of some TLC internally and has been realistically priced for an early sale.

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@croftsstateagents.co.uk

immingham@croftsstateagents.co.uk

louth@croftsstateagents.co.uk

www.croftsstateagents.co.uk



Location

Located just off Eastfield Road, the property is a few minutes walk from a neighbourhood shopping parade with a Spar supermarket and takeaways. The historic town centre of Louth is within walking distance and is well serviced, with well regarded schools including King Edward Grammar School.

Entrance Porch

An open entrance porch with tiled floor, uPVC glazed door and side panels leading to:

Entrance Hall

A lovely and bright entrance hall retaining its original features including a circular feature window to the side, dado rail and picture rails to walls, panelled doors and a panelled staircase to the first floor. Radiator. Useful walk-in storage cupboard.

Lounge

14' 0" x 12' 1" (4.26m x 3.68m) into bay
A large bay window main reception room having the original tiled fireplace, picture rail to walls and radiator.

Dining Room

13' 1" x 11' 11" (3.98m x 3.63m)
Another good sized reception rooms with uPVC double glazed window to the side elevation, fitted glazed display cabinet, with

storage cupboard under, to one side on the fireplace. Picture rail to wall. Radiator. Serving hatch to kitchen.

Kitchen

18' 0" x 8' 1" (5.48m x 2.46m)
A good sized kitchen, whilst basic, it's provides a comprehensive range of fitted units with work surfaces incorporating a sink, extractor hood with free standing cooker under and ample space for all your appliances. Radiator and wall mounted boilers. The kitchen is bright and airy having three uPVC double glazed windows and side entrance door.

Landing

The landing is bright having a uPVC double glazed window and radiator.

Bedroom 1

14' 0" x 12' 1" (4.26m x 3.68m)
A large double, with bay window to the front elevation and radiator.

Bedroom 2

13' 1" x 11' 11" (3.98m x 3.63m)
Another large double with uPVC double glazed window to the rear elevation and radiator

Bedroom 3

8' 1" x 7' 0" (2.46m x 2.13m)

A good sized with uPVC double glazed window to the front elevation and radiator.

Bathroom

The bathroom has a coloured three piece suite with panelled bath, vanity wash basin and separate shower cubicle. Splashback tiling. UPVC double glazed window to the rear elevation.

Separate WC

Adjacent to the bathroom is a separate wc having half tiled walls, a white low flush wc and uPVC double glazed window to the side elevation.

Outside

The front garden has a newly installed blocked paved driveway providing off street parking for two cars. The rear garden is fenced and is laid to lawn with ample room to create a patio terrace.

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

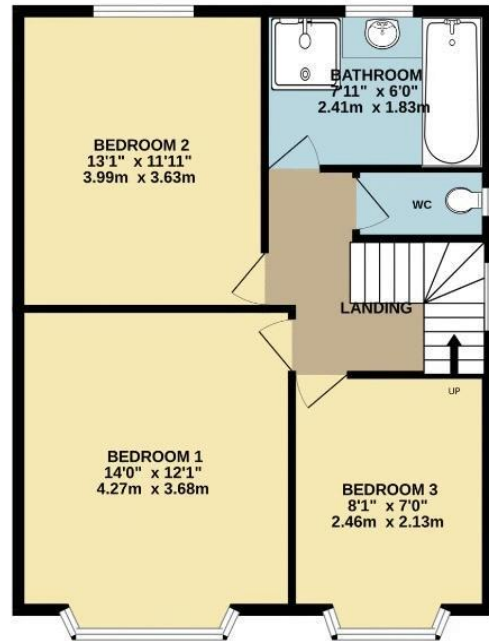




GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

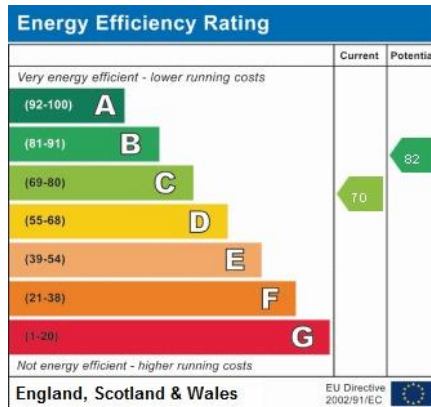


1ST FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) 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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