



# 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



Kidgate  
Louth  
LN11 9HN

Offers in the Region Of  
£144,995

Being sold with NO FORWARD CHAIN, this charming TWO DOUBLE BEDROOMED + LOFT ROOM cottage in the heart of town within the conservation area, with amazing southerly rear garden with views towards St James Church. It offers a Living room, lobby, well proportioned dining kitchen and a ground floor bathroom. Landing, two bedrooms with a staircase to a loft room (possible 3rd bedroom). Good sized and southerly facing rear garden which is elevated in staged steps creating pleasant places to sit throughout the day and complemented with an abundance of shrubs, plants and flowers creating a range of colours and fragrances throughout the garden. To the far end top of the garden you find a patio area ideal for outdoor entertaining and enjoying views from its elevated position. Resident permit parking just outside the property for only £40 per year, also allowing you to park on Aswell Street and Lee Street. The permit also benefitting from allowing you to add visitor parking for only a pound a day.

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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





**Lounge**

10' 10" into bay x 13' 4" (3.311m x 4.052m)  
Offer central heating radiator, the living room has a sash bay window to the front elevation. Timber entry door to the front elevation with overhead glazed panel. Gas fire with surround.

**Lobby**

Having useful understairs storage cupboard and opening to the kitchen diner and also having door to the bathroom.

**Kitchen/Diner**

13' 5" x 12' 6" (4.092m x 3.800m)  
A well proportioned kitchen diner offering window and entry door to the rear elevation. The kitchen is equipped with a range of wall and base units providing ample storage and having contrasting work surfacing with inset enamel sink and drainer. Tiled splashback. Under lighting to the wall units and having tiled splashback. Integrated double oven and four ring gas hob with filter hood over. Plumbing for both a washing machine and dishwasher. Ideal gas boiler with Hive control system. Sky light allowing for ample natural light to brighten the room.

**Bathroom**

7' 4" x 6' 5" (2.230m x 1.951m)  
With tiled splashback, the bathroom is equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with Triton shower over. Chrome effect central heating towel radiator. Fitted extractor fan. Storage unit.

**First Floor Landing**

Providing access to the two bedrooms.

**Bedroom One**

7' 11" x 13' 6" (2.408m x 4.113m) max  
With decorative fireplace and having sash window to the front elevation.. Central heating radiator. Tiled flooring.

**Bedroom Two**

11' 8" x 10' 5" (3.564m x 3.171m)  
The second of the double bedrooms offers a central heating radiator and a window to the rear elevation. Door leading to a staircase which takes you upto the loft room.

**Loft room**

19' 1" x 13' 3" (5.806m x 4.036m) Limited head height to eaves  
This is a great space which has a velux window and a central heating radiator, thus making it very easy to convert into a third bedroom/study/playroom for those wishing to do so.

### Outside

The southerly facing rear garden is a real delight and is a gradual elevated garden with different sections of garden formed to create various seating areas whilst enjoying the abundance of shrubs, plants and flowers creating a range of colours and fragrances over the different months. Stepping out of the back door you find the first of the patio areas, which also has a gate to the side leading to an alley which in turn provides access to the street. Walking up the first set of stairs takes you to the second seating area with space to one side for garden chairs and having a arbour directly opposite. Again walking up the elevated garden takes you upto the top patio which catches the morning and evening sun and is ideal to sit and relax.

### 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](http://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](http://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.

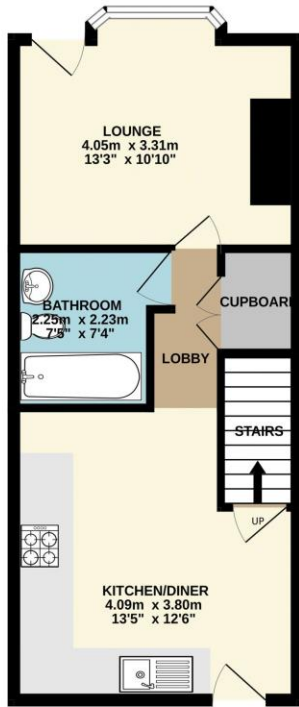
### Mortgage and Financial Advice

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

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



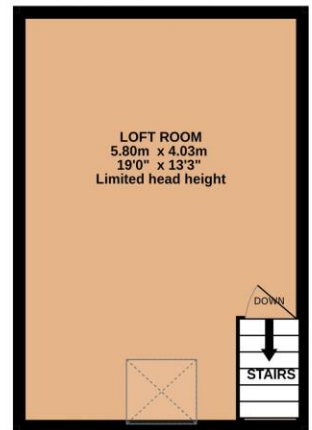
GROUND FLOOR  
37.3 sq.m. (401 sq.ft.) approx.



1ST FLOOR  
23.0 sq.m. (247 sq.ft.) approx.

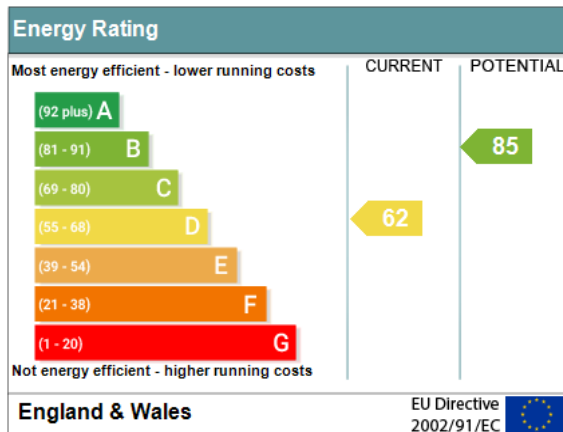


2ND FLOOR  
23.5 sq.m. (255 sq.ft.) approx.



TOTAL FLOOR AREA : 83.7 sq.m. (901 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 ©2023



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 enquiries, 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.