



# CROFTS ESTATE AGENTS

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



**James Street  
Louth  
LN11 0JW**

**Guide Price £132,500**

A charming three double bed roomed cottage offered with no chain, parking for two cars and is centrally located just a short walk away from the bustling and well serviced market town centre. Found in this small mews development of three cottages, the property is now in need of modernisation and offers an entrance porch, entrance hall, spacious lounge/diner, kitchen, rear porch, landing, three double bedrooms and bathroom. Two parking spaces to the rear and a raised garden area in need of some TLC.

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### Location

Within a short walk is the historic and popular market town centre with three busy markets each week, national retailers and individual shops, highly regarded primary, secondary and grammar schools, and many cafes, bars and restaurants.

Louth has a sports and swimming complex nearby the property, as well many local clubs, athletics and football grounds, tennis academy and courts, golf and bowls with attractive parks on the west side of town in Hubbards 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.

### Entrance Porch

A tiled porch, with hardwood entrance door and glazed side panels lead to:-

### Entrance Hall

Having a staircase to the first floor. Radiator. Glazed doors to Lounge and kitchen.

### Lounge/Diner

### Lounge Area

12' 10" x 10' 4" (3.91m x 3.16m)

With beamed ceiling with window to front, a Feature fireplace with gas fire, and radiator.

### Dining Room Area

8' 2" x 8' 6" (2.49m x 2.58m)

Open with the lounge having uPVC double glazed window to the rear elevation, serving hatch to the kitchen, radiator and beamed ceiling.

### Kitchen

10' 5" x 7' 11" (3.18m x 2.41m)

In need of modernisation, the kitchen has a basic range of wall and base units with a single drainer sink unit, gas cooker point and plumbing for a washing machine. Wall mounted boiler. Glazed door and windows onto:-

### Rear Entrance Porch

6' 9" x 4' 6" (2.06m x 1.36m)

A useful entrance porch being uPVC double glazed and having a rear entrance door.

### First Floor Landing

Having radiator and window to the front elevation.

### Bedroom 1

12' 11" x 10' 8" (3.94m x 3.24m)

A double. To the front, with window, radiator and fitted wardrobes with dressing table area.

### Bedroom 2

12' 11" x 10' 8" (3.94m x 3.24m)

Arranged as a twin bedded room with radiator and window to the front elevation. Fitted wardrobes with dressing table area.

### Bedroom 3

10' 0" x 6' 5" (3.06m x 1.96m)

Another double with uPVC double glazed window to the rear elevation, fitted wardrobes with dressing table area, radiator and loft access.

### Bathroom

The bathroom has a large walk in shower, wc and wash basin. Splashback tiling and shower boarding. Radiator. Window to the rear elevation.

### Outside

The frontage is located to the highway with pavement in front leading to the entrance porch. The archway to the side provides access for all the three cottages within the development to the car park and this cottage has two spaces. Beyond the parking is your own steps leading to a small garden area which requires some TLC. To the rear entrance porch is an area which could provide storage or seating, as the rear enjoys a sunny aspect.

### 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

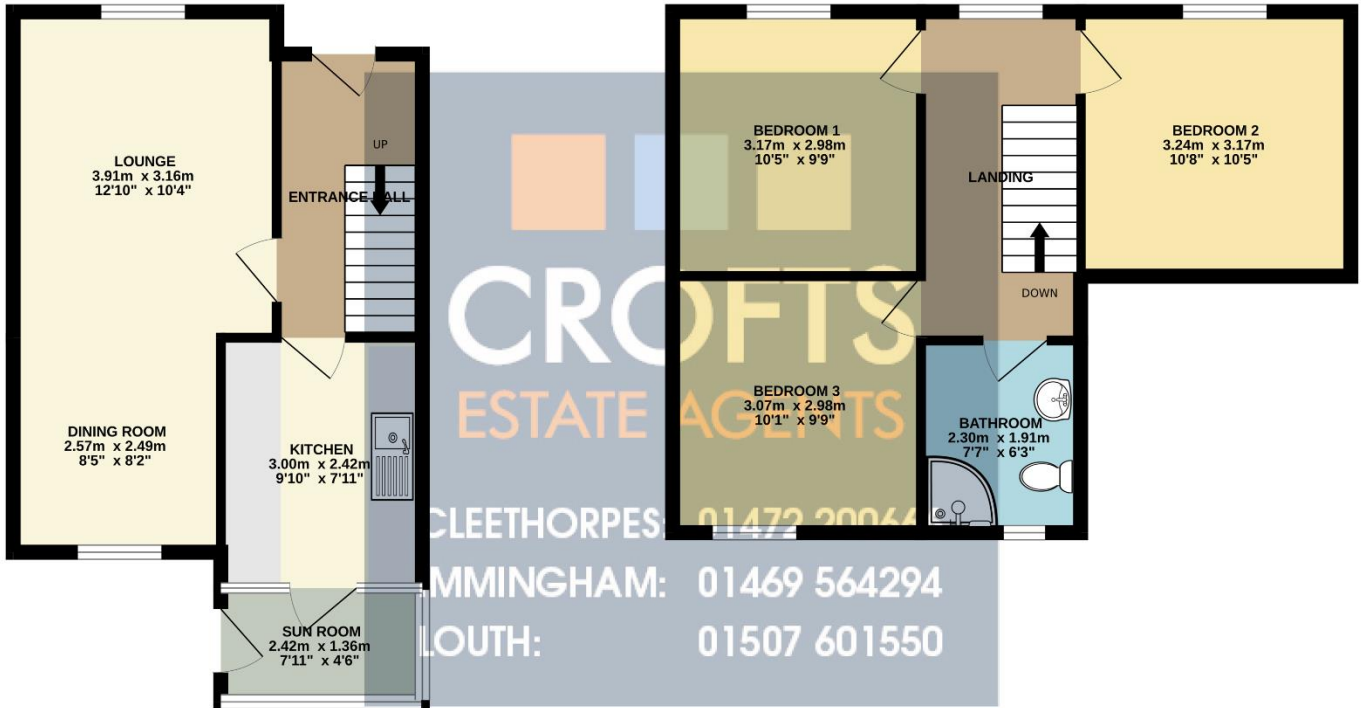
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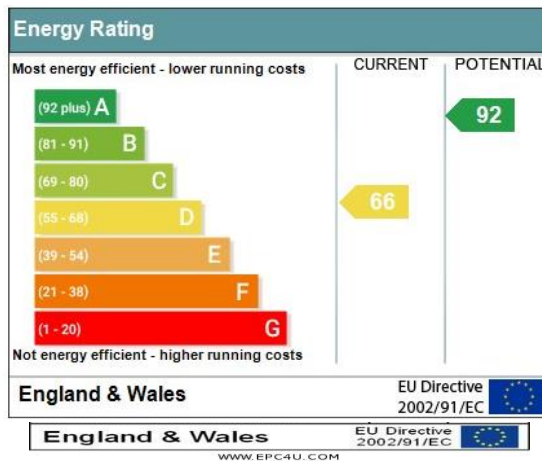
GROUND FLOOR  
35.2 sq.m. (379 sq.ft.) approx.

1ST FLOOR  
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 76.0 sq.m. (818 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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