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



127 Church Street
Louth
LN11 9DE

Auction Guide Price
£130,000

FOR SALE BY AUCTION - Starting Bids £140,000 plus reservation fee. A bay fronted and rendered DETACHED HOUSE with three bedrooms, drive and garage. Located at the top of Church Street close to the junction with Newmarket, this property is only a few minutes walk into the historic and bustling market town centre and all Louth's amenities. Internally it offers an entrance hall, lounge, large sitting/dining room which opens to a large farmhouse kitchen and a sun/garden room beyond. First landing, large family bathroom, 2 double bedroom (one with en-suite washroom) and a single bedroom. The property has no gardens but a good sized narrow driveway and garage. The driveway could be shortened to provide off road parking and a courtyard garden. The detached garage has been used a hobby room/workshop with wc off. Now in need of some TLC and is great opportunity to buy this unique town centre detached, either as a family home or as an investment (market rent (£750 pcm)).

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Entrance Hall

Timber framed stable styled door with obscured double glazing. Staircase to first floor.

Lounge

12' 2" x 10' 10" (3.71m x 3.30m)

Timber framed double glazing window to the front of the property. Fitted glass fronted cupboards to either side of chimney recesses. TV plinth. Beamed ceiling.

Sitting/dining room

12' 0" x 14' 1" (3.66m x 4.29m)

A large reception room, which would make a great family room having timber framed double glazed windows to each side of the property, wooden flooring. Cast iron fire place with tiled hearth. Feature beams and dado railing. Radiator.

Kitchen

12' 0" x 13' 3" (3.66m x 4.04m)

A large kitchen presented in a farmhouse style with a comprehensive range of wooden wall, base and draw cupboards with complementary worksurfaces and tiled splash backs. Leisure range master with extractor hood. Fitted fridge and freezer. Sink and drainer with mixer tap over. Feature beams. Two radiators. Timber stable door to side driveway. Door to:-

Sun Room

9' 7" x 12' 10" (2.93m x 3.90m)

As the property has no formal garden this sun room has been designed to be a garden room with glazed roof, which brings in an abundance of light and has mock feature wooden French doors with woodland backdrop, making this room feel like a garden room.

First Floor Landing

A long landing having two radiators and feature borrowed light over the staircase.

Bedroom

12' 1" x 11' 0" (3.68m x 3.35m)

Box bay timber framed double glazed window with built in bench and storage. Built in cupboard/wardrobe. Radiator.

Bedroom 2

14' 11" x 8' 4" (4.55m x 2.53m)

A double having a feature bedhead wall, timber framed double glazed windows to the side of the property. Radiator. Door to:-

En suite Wash Room

Vanity cabinet with white wash basin with mixer tap and mirror over. Close coupled WC and extractor fan.

Family Bathroom

A large bathroom with a coloured suite comprising low flush WC and bidet, heated towel rail and panelled and partly tiled walls. Steps up to a built in bath with water fall shower over. Built in sink with mixer tap over and under cupboards with Louvre doors. Double glazed obscured window.

Outside

The property has no gardens but does have a long but narrow driveway which could be used to create an outside courtyard and parking space. The garage with double timber doors has been used as a hobby/workshop space and has fitted wall and base units with built in cupboards, radiator, Belfast sink with mixer taps over and WC off.

Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding.

A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you

Tenure

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

Services

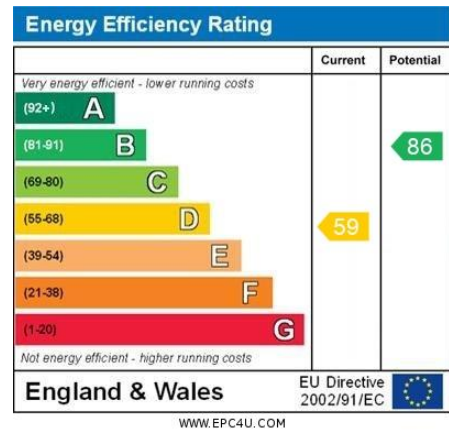
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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