



# CROFTS ESTATE AGENTS

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



Watts Lane  
Louth  
LN11 9DG

Guide Price £132,500

This attractive brick and pantile end terraced cottage, oozes charm and character and would make a fantastic first time home. Located on a private road, off Newmarket, with residents on street parking to the front, in this central location close to a great local pub and neighbour shopping, yet within walking distance to the historic town centre and well regard Schools. Internally it offers open plan living to the ground floor with a fitted kitchen/diner, a spacious living area which opens to the enclosed rear garden with a great entertaining space. Landing with two double bedrooms and modern bathroom off. UPVC double glazed. Gas Centrally Heated. Small courtyard style garden to front. Enclosed rear garden being sunny, with paved and decked gardens including a lawn area. Highly recommended.

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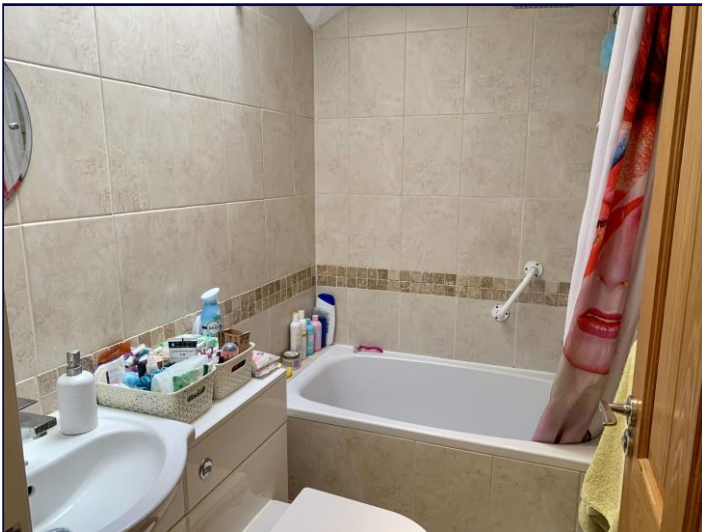
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### Location

Located off Newmarket, along a private road, which is a few steps away from a neighbourhood shopping parade including a doctors surgery, supermarket, takeaway and pharmacy. Well regarded Brown Cow public house is also close by.

Mount Pleasant playground can be access also from the bottom end of Watts Lane.

The historic and well serviced town centre is also within walking distance, which has a wide range of independent and national retailers, coffee shops and restaurants, as well as well regarded primary and secondary schools, including King Edward Grammar School.

### Entrance Porch

Hardwood cottage entrance door leads to porch having a UPVC double glazed window to the side and coats area.

### Kitchen/Diner

10' 6" x 9' 2" (3.2m x 2.8m)

Off the entrance porch having a UPVC double glazed window to the front elevation. Fitted with a range of cream shaker style wall and base units with complementary oak effect work surfaces and contrasting splash back tiling, incorporating a single bowl stainless steel sink unit with mixer tap and drainer. Range cooker with stainless steel chimney extractor over. Plumbing for washing machine. Downlighting to ceiling. Radiator. Open through to the living area.

### Living Room

9' 2" x 18' 4" (2.8m x 5.6m)

A good sized and bright living space having a UPVC double glazed window to the side and French style patio doors to leading out to the rear garden. Downlighting to ceiling. Radiator. Staircase to the first floor.

### Landing

UPVC double glazed window to the side and a Velux making this a light landing. Downlighters to ceiling. Loft access point.

### Bedroom 1

8' 2" x 8' 10" (2.5m x 2.7m)

A double having a UPVC double glazed window to the rear and a Velux roof window making this a light room. Radiator. Downlighting to ceiling.

### Bedroom 2

9' 10" x 9' 10" (3m x 3m)

Another double having a UPVC double glazed window to the front elevation. Useful storage cupboard. Radiator.

### Bathroom

5' 11" x 4' 3" (1.8m x 1.3m)

Fitted with a modern three piece suite with natural stone finish tiling walls. Panelled bath with-rainfall effect shower and additional handheld attachment over, concealed cistern WC and vanity wash hand basin with storage below. Chrome heated towel rail. Downlighters. Helix roof window.

### Outside

Located on a private road with on street parking outside the property for residents.

There is a small courtyard style garden to the front of the property accessed via the wrought iron pedestrian gate with a dwarf brick boundary wall with wrought iron fencing to the perimeters.

Enclosed rear garden, enjoying a sunny aspect having paved and decked areas, idea for entertaining, as well as an artificial grass area. Outside lighting, power and tap. Timber garden shed.

### 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, 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.**

