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



With large garage/workshop



**73 James Street
Louth
LN11 0JR**

**Offers in the Region
Of £248,500**

Looking for something special? Then this substantial period, town centre, town house that oozes unique character, charm and is only a short walk from the bustling and historic town centre could be for you. The property has been sympathetically renovated and enhanced by the current owner, with the most delightful mature landscaped gardens and has a large garage and workshop. Stepping inside you will soon realise the craftsmanship and attention to detail. Entrance hall, lounge, dining room, study, fitted breakfast kitchen with utility area and cloakroom off. Off the main staircase is a galleried landing, a fabulous family bathroom, 3 bedrooms, the master of which has an en-suite. A second staircase provides access to the 4th bedroom, currently used as a sitting room with wash room off. Gas centrally heated and UPVC double glazed. Viewing is a must to appreciate this fine period house but are strictly by appointment.

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Entrance Hall

25' 3" x 5' 10" (7.7m x 1.78m)

Front hardwood front entrance door will reveal this special and unique property, which oozes period styled features. In the Hallway is quarter panelled walls which lead up to plate rack and ornate coving. oak flooring. Recess alcove which is a secret floor to the dining room. The original period balustrade staircase to the first floor and useful under stairs storage cupboard. Concealed radiator.

Lounge

13' 1" x 14' 11" (4m x 4.55m)

A spacious lounge with a gorgeous slate fireplace with insert tiling and an open grate. Recessed oak book shelves and storage cupboards either side of the fireplace. Ornate coving to ceiling with ceiling rose. dado rail to walls. Radiator. UPVC window to the front elevation.

Dining Room

11' 10" x 12' 2" (3.6m x 3.7m)

Access from either the secret door off the hall or by stained half glazed wooden panelled doors. A good sized dining room having an attractive period fireplace with wooden surround, insert tiling and open grate. Radiator. Plate rack to one wall and picture rail to walls. Wall light points. Wooden flooring.

Breakfast Kitchen

15' 0" x 16' 1" (4.57m x 4.9m)

Again a good size, being split into three area, a fully fitted kitchen, breakfast area with a utility and cloakroom off.

Kitchen

15' 0" x 6' 11" (4.57m x 2.1m)

The kitchen has an extensive range of cream shaker style units with contrasting oak units with wooden work surfaces incorporating a sink unit with mixer tap, double oven, hob with chimney extractor fan over, fridge/freezer, dishwasher and wine rack Splashback tiling. Downlighters to ceiling. Stone tile effect laminate flooring which runs across all breakfast kitchen areas and the cloakroom. Small balustrade second staircase to the 4th bedroom/sitting room.

Breakfast area

11' 2" x 9' 2" (3.4m x 2.8m)

Having half glazed uPVC door leading out to the rear garden, vaulted ceiling with Velux roof windows and exposed beams.

Utility area

11' 2" x 9' 2" (3.4m x 2.8m)

Having a UPVC double glazed window to the rear elevation, plumbing for a washer and separate drier and door to the cloakroom

Cloakroom**6' 4" x 3' 1" (1.94m x 0.95m)**

Having an antique high flow WC and a wash basin set on a period marble topped wash stand. Stained glass borrowed light.

Study**13' 7" x 7' 5" (4.13m x 2.26m)**

A great three reception room currently used as a study but would make a great snug, having French UPVC double to the rear garden and a outside patio, fitted wooden shutters to doors. Oak flooring. Radiator. Ornate coving. UPVC double glazed window to the side elevation

First Floor Main Staircase

With quarter panelled walls running up the staircase and landing, ornate coving to ceiling and loft access point.

Bedroom 1**8' 8" x 12' 10" (2.64m x 3.9m)**

The master having a range of bespoke fitted wardrobes with hanging and drawer space, with a hidden door leading to the en-suite. UPVC double glazed window to the rear elevation. Dado rail to walls. Coving to ceilings. Radiator

Ensuite**5' 3" x 4' 11" (1.6m x 1.5m)**

An en-suite shower room with shower enclosure, low flush WC and pedestal wash basin. Tiled walls. Radiator. Downlighting.

Bedroom 2**13' 0" x 10' 6" (3.96m x 3.2m)**

A good sized double with UPVC double glazed window to the front elevation, radiator, picture rail to walls and coving to ceiling. Feature period fireplace with cast iron surround.

Bedroom 3**9' 6" x 7' 10" (2.9m x 2.4m)**

A single bedroom with UPVC double glazed window to the front elevation, radiator and coving to ceiling.

Family Bathroom**8' 8" x 7' 5" (2.64m x 2.25m)**

A delightful bespoke bathroom having a wooden panelled jacuzzi bath, separate corner shower enclosure, hand build oak cabinets to two sides providing storage and also incorporating an insert sink and WC. Chrome towel radiator. Natural tone tiling to walls. Downlighting to ceiling. UPVC double window to the side elevation. Laminate flooring.

First floor - second staircase

The second staircase is off the kitchen and makes a create fourth bedroom or further sitting room having a wash room off. The room is bright and airy with two Velux room windows and a bay window overlooking the rear garden. Oak flooring. Radiator

Bedroom 4**13' 4" x 7' 7" (4.06m x 2.3m)**

Located on the first floor accessed by the staircase in the kitchen this would make a great fourth bedroom or sitting room. The room is bright and airy with two Velux room windows and a bay window overlooking the rear garden. Oak flooring. Radiator.

Washroom**2' 6" x 6' 3" (0.75m x 1.9m)**

Currently arranged as a washroom with wash basin and WC set in a wooden surround, this space could be re arranged to make this a small en-suite shower room if required. Stained glass window to the side elevation. Loft access point. Radiator. Oak flooring.

Outside

The property has access from James Street and off Wellington Street. The rear access is by a detached brick garage and workshop with roller shutter frontage, having light and power with a separate workshop and double doors leading to an enclosed parking bay for a second vehicle. A gate and a winding pathway with mature planting and box hedging leads to the most attractive gardens which offer two paved patios areas by the breakfast room door and study French doors. The lawned garden area with a loggia making a great sunshade space for dining and surround by attractive landscaped planting. A lovely sunny aspect and a great place to unwind. Outside lighting and tap.



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

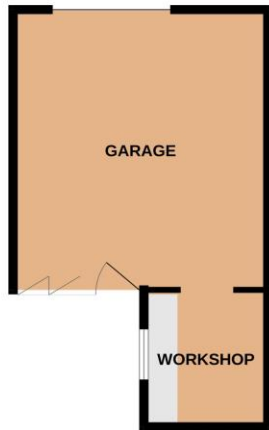




OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

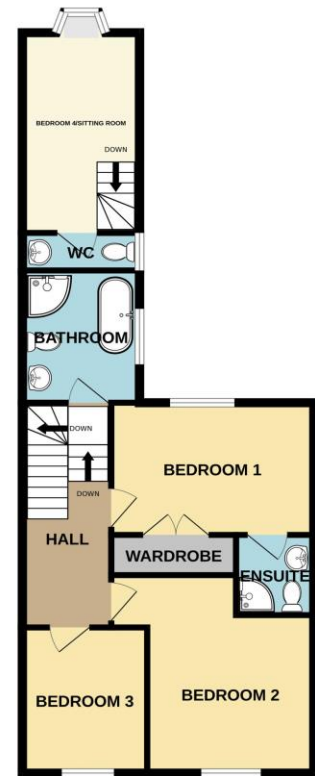
GARAGE



GROUND FLOOR



1ST FLOOR



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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