



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



**The Croft Thackers Lane
Tathwell
LN11 9SR**

**Offers in the Region Of
£495,000**

This stunning executive detached bungalow lies in a mature and beautifully maintained private plot found within the highly regarded Wolds village of Tathwell, on the outskirts of Louth. Accessed by a large in and out driveway, this deceptive bungalow offers truly substantial living accommodation which is finished to an exceptional standard throughout, resulting in a flexible and spacious property which is ideal for families. Only upon internal viewing can the living space and quality on offer be truly appreciated. The living accommodation is comprised of: Entrance hallway, open plan lounge dining room with log burner, bi fold doors and electric blinds, contemporary fitted kitchen with utility room, shower room, three double bedrooms, with the principle bedroom having a stunning 4 piece en suite bathroom with separate shower and large dressing room. Outside, the property has a private gated "in and out" driveway, leading to an attached double garage with light and power. There is a wooden log cabin in the front garden which offers a number of recreational uses. There is a lawned area to the front. The rear garden is a sight to behold, with a lovely decked veranda area found off the bi fold doors and utility room, ideal for entertaining / al fresco dining. The rear garden itself is beautifully maintained, being mainly lawned and is private and not overlooked. There is also a storage shed, log store and green house.

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



Entrance Hall

Composite door to front with matching side panels opens into entrance hallway with two radiators, oak flooring, loft hatch, built in storage cupboard, fluorescent ceiling light. Double solid panel doors to side open into lounge

Lounge dining sitting room

22' 1" x 21' 3" (6.729m x 6.489m)

A stunning open plan living/ sitting/ dining space. Bifold doors to rear open out onto a lovely decked veranda, ideal for entertaining. Two sets of double glazed windows to front, two radiators, inset ceiling spotlights and traditional fireplace housing log burning stove on marble hearth.

Fitted Kitchen

9' 4" x 9' 4" (2.848m x 2.850m)

Double glazed window to rear, door to rear leading to utility room. Superb contemporary fitted kitchen comprising a range of modern fitted base and eye level units comprising resin sink with draining board and mixer tap, induction hob, glass upstand and extractor over, integral oven, integral dishwasher, integral fridge and freezer, under unit lighting, tiled splashbacks and modern flooring.

Utility room

7' 1" x 8' 4" (2.154m x 2.55m)

Rear entrance door to side leading to the outdoor veranda area. Double glazed window to rear, a range of matching units with

contrasting white wall units. Sink bowl unit with mixer tap, plumbing for a washing machine, tiled walls, modern flooring

Shower room

7' 0" x 7' 1" (2.144m x 2.151m)

Opaque double glazed window to front, walk in corner shower cubicle, close coupled w/c, vanity wash basing, heated towel rail, tiled walls, tiled floor

Dressing Room

11' 4" x 9' 1" (3.460m x 2.768m)

uPVC window to rear, radiator, a range of high end bespoke fitted wardrobes to both sides of the room, modern flooring with door to side leading to main bedroom

Bedroom

14' 4" x 13' 3" (4.364m x 4.031m)

Double glazed double doors to rear with side panels open out into the rear garden, two double glazed windows to side. A sizeable principle bedroom which is served by a luxurious en suite accessed by door to the side

En suite Bathroom

7' 0" x 13' 2" (2.123m x 4.023m)

Double glazed windows to side and front. A large luxurious five piece bathroom comprising twin vanity sinks, freestanding bath

tub, large walk in shower cubicle, heated towel rail, fully tiled floor, tiled walls, spotlight ceiling

Bedroom 2

10' 5" x 13' 4" (3.167m x 4.069m)

Double glazed window to front, vertical radiator

Bedroom 3

8' 9" x 8' 9" (2.667m x 2.674m)

Double glazed window to front, radiator , modern flooring

Double garage

19' 4" x 15' 0" (5.894m x 4.561m)

Up and over door, light and power.

Log cabin

5' 5" x 8' 8" (1.646m x 2.640m)

Double doors, timber built log cabin ideal for recreational purposes.

Outside

The front of the property is approached by secure gated access to the front providing ample off road parking, with lawned area to the front. The rear garden is a large private and mature space, with lovely decked veranda to the rear providing great entertaining space , ideal for al fresco dining. There is a patio along with storage shed, greenhouse and log store area. Enclosed to all sides by wood panel fencing with trees and shrubs providing privacy.



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 C: 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)

GROUND FLOOR
160.7 sq.m. (1730 sq.ft.) approx.



TOTAL FLOOR AREA: 160.7 sq.m. (1730 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 ©2025