



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**1 Conker Grove  
Louth  
LN11 7BY**

**Offers in the Region Of  
£290,000**

With only four years expired on its building warranty, this immaculately presented **FOUR BEDROOM DETACHED HOUSE** set on a corner plot comes to the market with **NO FORWARD CHAIN**. Superbly laid out for modern living with entrance hall, lounge, separate dining/snug room, spacious kitchen breakfast room and cloakroom to yeh ground floor and four bedrooms plus ens lure shower room and family bathroom to the first floor, this property ticks every box. Outside the property offers spacious lawn, walled rear gardens with patio with neat gardens to the front plus off road parking for three cars on tarmac drive with over sized 18m2 detached brick garage. Must see property, competitively priced to sell!

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 :

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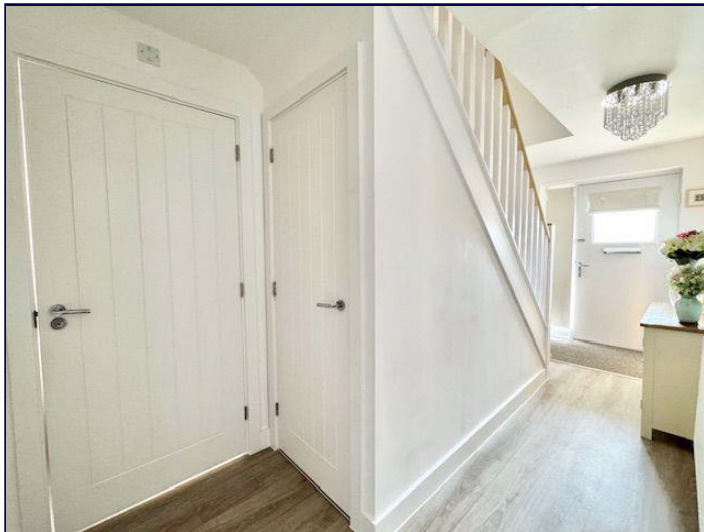
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#### Entrance Hall

16' 1" x 6' 6" (4.89m x 1.99m)

The entrance hall has wood effect vinyl floor, white decor, uPVC frosted composite door, frosted uPVC window with blind, ceiling light, radiator, two pendant light and under stairs storage cupboard.

#### Dining room

11' 9" x 8' 11" (3.58m x 2.71m)

With dual aspect of uPVC windows with blinds, the dining room or snug has beige carpet, white decor, radiator and pendant light.

#### Lounge

16' 1" x 16' 1" (4.89m x 4.89m)

The lounge has uPVC with blind to the front, uPVC French doors with blinds to the rear, white decor, beige carpet, radiator and pendant light.

#### Breakfast kitchen

12' 8" x 14' 7" (3.86m x 4.44m)

The kitchen has a range of sage colour wall and base units to two sides with wood effect work tops, splash back returns and one and a half stainless steel sink drainer over. A matching large island unit has five ring electric hob with extractor over plus breakfast bar for three people, there are other integral appliances including 70/30 fridge freezer, double oven grill and dishwasher with space for washing machine. The floor has a wood effect vinyl floor, there's

white decor, two uPVC windows with blinds, uPVC frosted door, radiator and 8 down lights.

#### Cloakroom

3' 10" x 8' 11" (1.16m x 2.71m)

A large disabled friendly cloakroom has matching white WC and sink, white decor, radiator, splash back tiling, wood effect vinyl floor, extractor, pendant light and uPVC frosted window and blind.

#### Stairs and landing

A light brown carpeted stairs lead to an open landing with white decor, two pendant lights, radiator and loft access. There is also an airing cupboard and stairage cupboard.

#### Bedroom One

9' 3" x 14' 8" (2.81m x 4.48m)

The main bedroom has two uPVC windows with blinds, white decor, light brown carpet, radiator and pendant light.

#### En suite

6' 4" x 8' 4" (1.92m x 2.53m)

The en-suite has enclosed shower with glass door and splash back tiling, there is a matching white WC and sink, white decor, wood effect vinyl floor, uPVC frosted window with blind, chrome towel radiator, extractor and four down lights

**Bedroom Two**

12' 11" x 8' 11" (3.94m x 2.73m)

With white decor, light brown carpet, uPVC windows to the front and side with blind, radiator and pendant light.

**Bedroom Three**

8' 6" x 10' 0" (2.60m x 3.04m)

With light brown carpet, white decor, uPVC window to the rear with blind, radiator and pendant light.

**Bedroom Four**

7' 2" x 10' 0" (2.18m x 3.04m)

Having white decor, light brown carpet, uPVC window with blind to the front, radiator and pendant light.

**Family Bathroom**

6' 11" x 6' 9" (2.10m x 2.07m)

Offering three piece white suite with shower over the bath with glass screen, grey and white splash back tiling, wood effect vinyl floor, frosted uPVC window, chrome towel radiator, four down lights, and extractor.

**Rear garden**

An easy to look after all turf rear lawn is neatly presented with fence and wall boundary, slab patio area and timber gate top the driveway and front.

**Front garden**

A smart well presented front has lawn with barked well stocked borders with low fencing and slab paths to the front door and covered porch and to the side gate and driveway.

**Detached garage and driveway.**

19' 9" x 10' 2" (6.01m x 3.10m)

A large over sized detached brick and tile single garage has up and over front door with power and light inside plus eaves storage. The driveway is laid to tarmac and fit up to three cars on and has low fencing and planted barked borders to the side.





**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 D: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



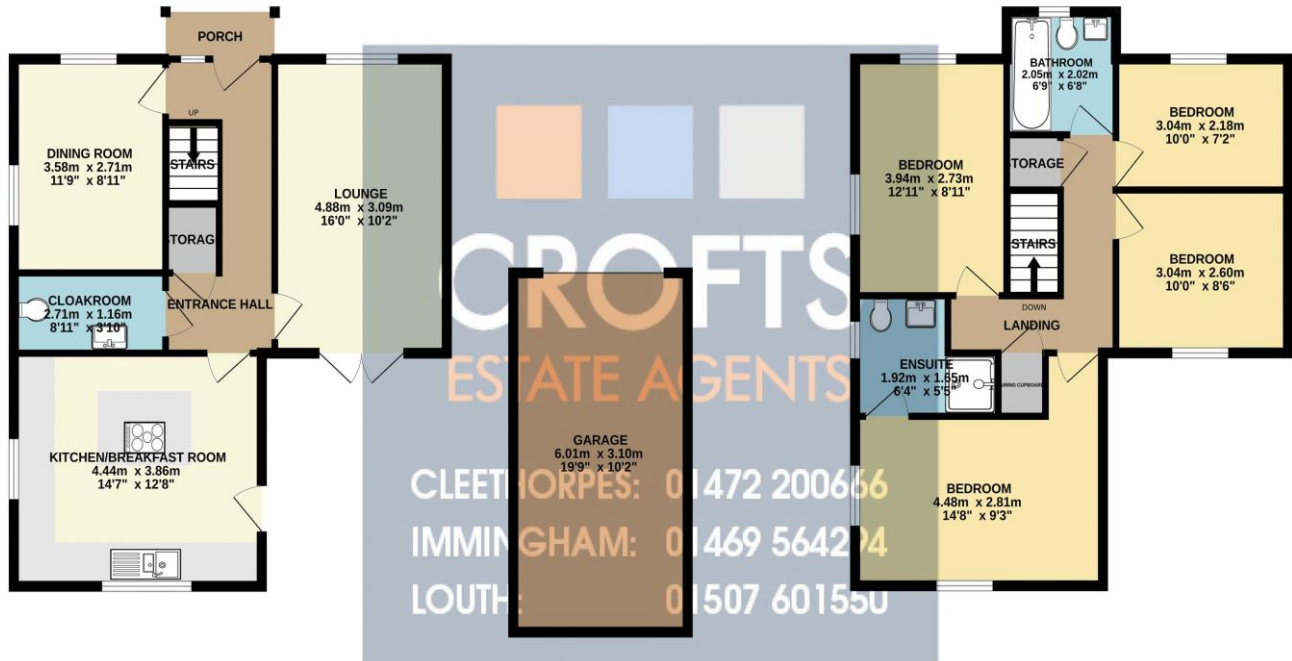


**OPEN 7 DAYS A WEEK**

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  
75.4 sq.m. (812 sq.ft.) approx.

1ST FLOOR  
56.8 sq.m. (611 sq.ft.) approx.



TOTAL FLOOR AREA: 132.2 sq.m. (1423 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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