



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



2 Dunes Cottage
Coastguard Road,
Donna Nook
Louth
LN11 7PA

£225,000

Nestled in this beautiful coastal position is this stunning extended cottage, located in Donna Nook, a designated conservation area and nature reserve managed by the Lincolnshire Wildlife Trust. Known locally as one of the "coastguard cottages", the property is situated within a 2 minute walk from the beach, King Charles coastal walk and seal coastal reserve. The property has the benefit of a long driveway providing ample off road parking and a large private garden to the rear, having undergone a complete transformation in recent years, being significantly upgraded and extended to an exceptional standard throughout. Internal viewings are highly recommended in order to fully appreciate the highly deceptive living accommodation on offer, which is comprised of: Hallway, open plan breakfast kitchen, sitting room, lounge, dining room and study/ optional 4th bedroom, with three spacious bedrooms and family bathroom suite to the first floor. In addition to the renovation works, the property has had a brand new sewage treatment plant installed, ensuring clean and efficient drainage. There is a large driveway to the front and beautifully maintained and private garden to the rear.

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

15' 2" x 6' 5" (4.612m x 1.946m)

uPVC door to side opens into living accommodation. Opaque uPVC window to front, column radiator with rail, tiled flooring, two velux windows. Door to side opens into storage cupboard with uPVC window to front. Open plan entrance into breakfast kitchen

Breakfast kitchen

6' 4" x 15' 7" (1.940m x 4.741m)

uPVC window to front. Range of bespoke fitted units incorporating large belfast style sink unit and solid wood worktops. Connections for cooker. Tiled splashbacks and fully tiled floor. Open plan entrance into sitting room

Sitting room

9' 11" x 12' 2" (3.031m x 3.714m)

Modern flooring, radiator, open entrance into dining room. Open entrance to side into rear hallway. Cast iron multi fuel stove.

Dining Room

8' 8" x 15' 9" (2.647m x 4.799m)

Velux window to ceiling, uPVC window to rear, oak flooring, vertical column radiator. Open entrance leading to inner hall with stairs rising to the first floor landing and door to side leads into lounge. Door to side opens into study/ optional 4th bedrooms, door to rear leads into rear porch.

Lounge

16' 11" x 10' 10" (5.160m x 3.301m)

Accessed from the inner hallway via a side door. uPVC window to front. Cast iron log burning stove, radiator

Study / 4th bedroom

9' 5" x 9' 4" (2.880m x 2.854m)

Large velux window, with uPVC window to rear. Vertical column radiator, modern flooring

Rear-Porch

3' 7" x 5' 4" (1.096m x 1.625m)

uPVC door to rear leading to rear garden. Space for coats and shoes

First Floor Landing

uPVC window to front. Radiator, laminated flooring and built in storage cupboards.

Bedroom 1

9' 9" x 12' 4" (2.973m x 3.769m)

uPVC window to rear, radiator, modern flooring and built in storage cupboard

Bedroom 2

12' 6" x 10' 11" (3.809m x 3.335m)

uPVC window to rear, radiator, coving to ceiling, modern flooring

Bedroom 3

9' 3" x 6' 11" (2.829m x 2.100m)

uPVC window to front, radiator and modern flooring

Bathroom

6' 6" x 7' 6" (1.977m x 2.277m)

Opaque uPVC window to front. Close coupled w/c, pedestal wash basin, panelled bath with shower attachment and shower screen door. Tiled walls, tiled floor, radiator

Outside

The front of the property is accessed on Coastguard Road, which is accessed just off Donna Nook Road. There is a long gravelled driveway to the front accessed by double wooden gates providing secure off road parking. To the rear is a large private garden with patio and summerhouse and established shrubs and plants. A large lawn area is enclosed by tall wood panel fencing and leads to a further private patio area with wood panel storage shed. There is also a further parking space and brick outbuilding behind the garden, as well as steps leading up towards the coastal pathway and beach area.



Tenure

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

Services

We are advised drainage is via a newly installed sewage treatment plant. The property is heated by an Oil fired central heating system. 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



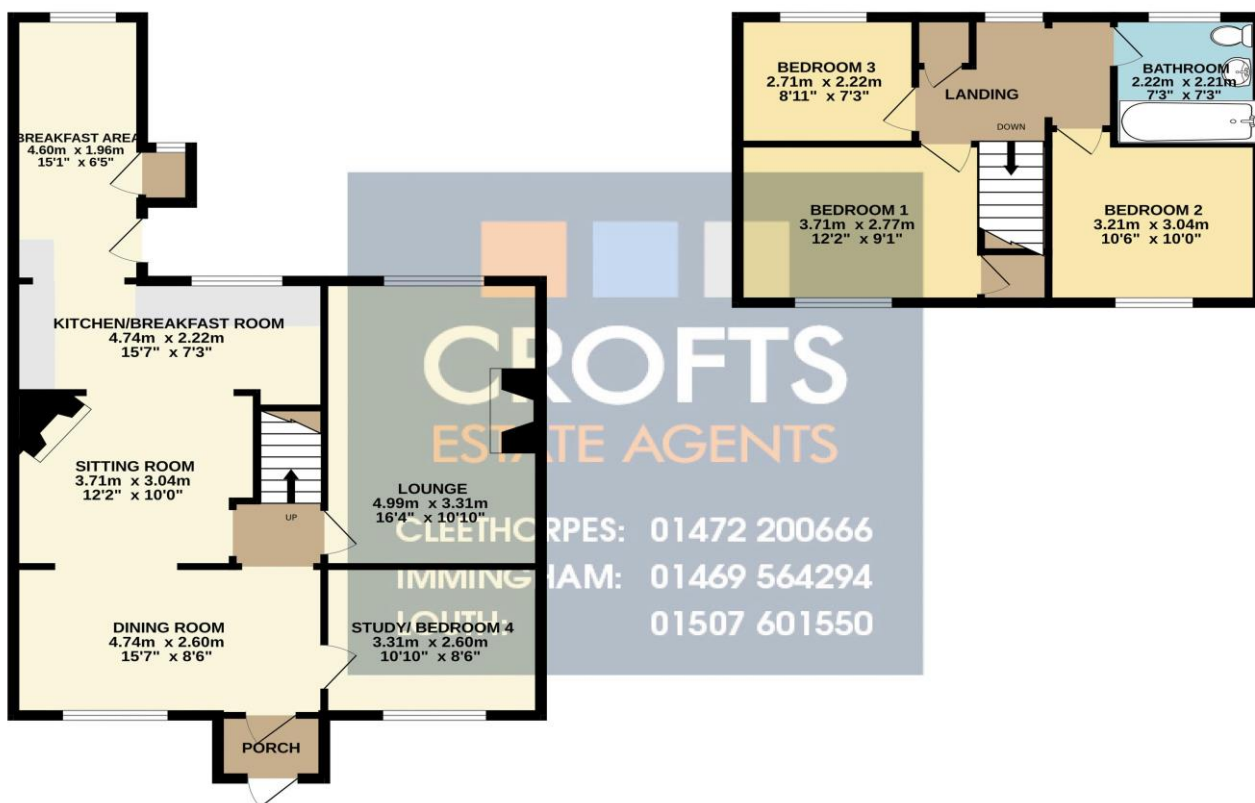


OPEN 7 DAYS A WEEK

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)

GROUND FLOOR
70.7 sq.m. (761 sq.ft.) approx.

1ST FLOOR
39.6 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 110.3 sq.m. (1187 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

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.