



CROFTS ESTATE AGENTS

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



**Home Lea Brickyard Lane
Theddlethorpe
LN12 1NR**

Offers in the Region Of £265,000

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Property Description

This spacious and flexible detached bungalow resides within the popular and sought after coastal resort of Theddlethorpe, outside of Mablethorpe. The property is situated in a private and mature plot found off Brickyard Lane and is approached by a long driveway, leading to a single detached garage. Internal viewings are highly recommended and will reveal spacious and flexible living accommodation throughout, comprising of: Entrance hallway, lounge, dining room, fitted kitchen, modern shower room, three double bedrooms, large conservatory and store room. The gardens to all sides are mature and private, enclosed by trees and established borders, ideal for entertaining guests and al fresco dining.

Entrance Hall

3' 11" x 19' 6" (1.19m x 5.937m)

Entrance door leads into the hallway. Radiator, loft hatch access and door leading into the principle rooms.

Store room

6' 3" x 4' 2" (1.90m x 1.27m)

With window to side.

Lounge

12' 10" x 18' 4" (3.90m x 5.60m)

uPVC window to the front elevation and two radiators.

Dining Room

12' 6" x 9' 2" (3.81m x 2.80m)

Has a uPVC window to side, radiator, access into the kitchen and access into the living room.

Kitchen

10' 11" x 8' 10" (3.33m x 2.69m)

Comprising of wall, base and drawer units with worktop space over, integrated oven, hob, sink, extractor and window. uPVC window to side.

Shower Room

8' 10" x 5' 10" (2.70m x 1.77m)

Has a walk in shower, sink with vanity storage, WC, towel radiator and an opaque window to side.

Bedroom 1

10' 10" x 13' 7" (3.31m x 4.14m)

Has fitted wardrobes, door leading into the conservatory and a radiator.

Bedroom 2

10' 10" x 9' 11" (3.31m x 3.02m)

With a window and radiator.

Bedroom 3

10' 10" x 8' 11" (3.31m x 2.72m)

Has a window and radiator.

Conservatory

8' 0" x 27' 6" (2.43m x 8.37m)

Has windows to 3 elevations and a door leading to the rear garden.

Garage

17' 3" x 11' 5" (5.26m x 3.48m)

Up and over door, light and power.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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

Free

Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.



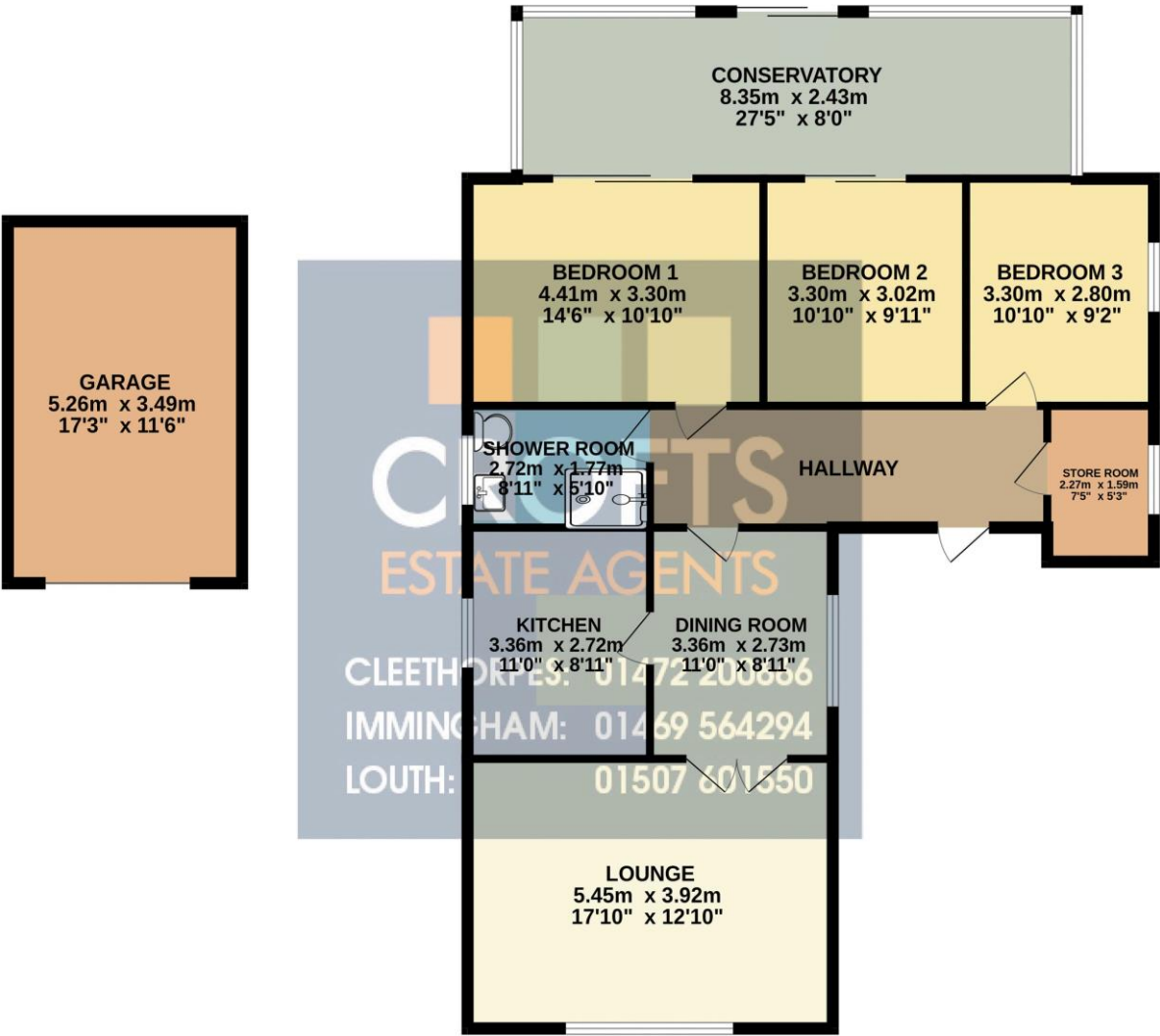


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
130.9 sq.m. (1410 sq.ft.) approx.



TOTAL FLOOR AREA : 130.9 sq.m. (1410 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	52 E	
21-38	F		
1-20	G		

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.