



CROFTS ESTATE AGENTS

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



22 Cloisters Walk
Louth
LN11 7BX

Offers in Excess of
£350,000

This stunning detached family home lies in this quiet and private development found just off Eastfield Road in Louth. Constructed to an exceptional standard by Cyden homes in 2019, the property resides on a large corner plot with the added benefit of a two storey double detached garage with coach house/ cinema room above. Ideal for families, the property offers generous and flexible living accommodation which can only be fully appreciated upon internal viewings. The property is briefly comprising of ; Entrance hallway, cloakroom, lounge, open plan kitchen dining room and sun room. The landing area has a built in storage cupboard and leads to all four bedrooms and family bathroom suite. The principle bedroom has built in mirrored wardrobes and is served by an en suite shower room, with the remaining three bedrooms all being double rooms being served by the modern bathroom. Outside, the double garage has up and over door, light and power with stairwell leading to the cinema room/ coach house which can be used for any number of purposes, including work from home space, games room or home gym to name a few. The private walled garden is lawned with a large patio ideal for entertaining guests or al fresco dining.

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Entrance Hall

Composite door to front opens into entrance hallway, with stairs to first floor landing, built in storage cupboard. Modern flooring, radiator. Door to side opens into cloakroom

Cloakroom

6' 3" x 2' 9" (1.893m x 0.849m)

Low flush w/c, pedestal wash basin radiator

Lounge

20' 5" x 11' 6" (6.233m x 3.496m)

Accessed by double panelled doors to side from the hallway. uPVC bay window to side and further uPVC windows to side and front aspects.

Kitchen dining room

20' 5" x 10' 10" (6.231m x 3.311m)

uPVC window to front. Door to side leads into utility room. Double doors to side leading into sun room. A superb range of modern fitted units incorporating integral oven, hob and overhead extractor hood. Sink bowl unit with draining board and mixer tap and space for fridge freezer. Radiator

Utility room

5' 3" x 6' 9" (1.60m x 2.050m)

Opaque uPVC window to rear. Fitted units with space and plumbing for washing machine and tumble dryer. Radiator

Sun Room

12' 0" x 10' 11" (3.656m x 3.317m)

uPVC french doors with side panels to front leading into the garden. uPVC window to side, radiator. Modern flooring, radiator and panelled wall

First-Floor-Landing

Leading to all bedrooms and bathroom suite. Built in storage cupboard

Bedroom 1

11' 9" x 10' 5" (3.572m x 3.170m)

uPVC window to side. Built in fitted mirrored wardrobes. Radiator. Door to side leads into en suite,

En suite

6' 8" x 5' 6" (2.031m x 1.687m)

Opaque uPVC window to rear, walk in shower cubicle, close coupled w/c, vanity wash basin, part tiled walls. Extractor. Towel rail

Bedroom 2

11' 2" x 11' 2" (3.4m x 3.4m)
uPVC window to side, radiator

Bedroom 3

12' 5" x 7' 11" (3.79m x 2.408m)
uPVC window to side, radiator

Bedroom 4

9' 8" x 9' 9" (2.934m x 2.97m)
uPVC window to front, radiator

Family Bathroom

6' 3" x 7' 4" (1.893m x 2.239m)
Opaque uPVC window to front, panelled bath with shower attachment, close coupled w/c, vanity wash basin, tiled walls

Double Garage

18' 2" x 16' 2" (5.540m x 4.917m)
Double up and over door to front. Personnel door to side leading from the garden opens into stairwell with stairs leading to the room above. Further door off stair well leads into the garage. Understairs storage cupboard.

Cinema room / coach house

19' 4" x 17' 5" (5.883m x 5.305m)
A fantastic space above the garage. With two uPVC windows to front and electric wall heater. Currently set up as a cinema room, however can be utilised as office, games room or home gym or several other purposes.

Outside

The property is approached by a well maintained lawned garden to the front with paved pathway leading to the front door. Double width block paved driveway to front leads to the double garage. The garden area is private and now overlooked enclosed by brick walled boundaries to front and side, with gated access adjacent to the garage. There is a large patio area ideal for al fresco dining along with paved pathway and lawned area.



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



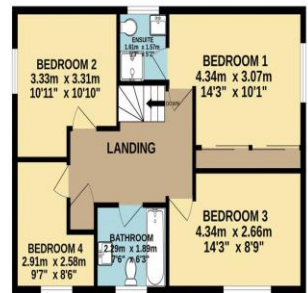
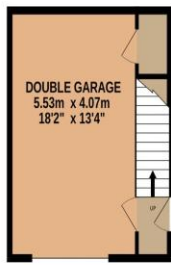


OPEN 7 DAYS A WEEK

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
98.9 sq.m. (1065 sq.ft.) approx.

1ST FLOOR
85.9 sq.m. (924 sq.ft.) approx.



CLEETHORPES: 01472 200666

IMMINGHAM: 01462 544294

TOTAL FLOOR AREA: 134.8 sq.m. (1459 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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