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



North End

Saltfleetby
LN11 7SP

Auction Guide Price £200,000

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Property Introduction

A rare opportunity to purchase this detached property which is fair to say is in need of a full renovation or indeed offers the opportunity for those wishing to do so, to obtain permissions for demolition and for the construction of a new dwelling again subject to permissions. Currently the property comprises to the ground floor, entrance, lobby/reception room, lounge, dining room, breakfast kitchen, wet room, two bedrooms, side lobby and utility area. To the first floor you find the landing and then two further potential bedrooms. The property's gardens are in need of full maintenance but offer great potential with open views across the fields behind. Partial double glazing and oil fired central heating. Ample parking. Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

Entrance Porch

4' 11" x 7' 0" (1.505m x 2.145m)

Single glazed windows and a bifolding door to the side aspect. Inner door through to a lobby area.

Reception Room/Lobby

12' 2" x 10' 0" (3.704m x 3.048m)

A versatile space with window to the front elevation. Central heating radiator. Fireplace with back boiler system (not tested).

Lounge

12' 0" x 13' 9" (3.655m x 4.183m)

The lounge has a window to the front and side elevation. Central heating radiator.

Kitchen/Diner

12' 0" x 11' 8" (3.664m x 3.561m)

Equipped with a range of wall and base units with roll edged work surfacing with inset stainless steel sink and drainer. Tiled flooring. Plumbing for a washing machine. uPVC double glazed window to the rear elevation.

Dining Room

12' 0" x 12' 1" (3.660m x 3.683m)

Patio doors to the rear elevation. Central heating radiator. Staircase to the first floor.

Wet room

8' 9" x 5' 5" (2.667m x 1.644m)

With pedestal wash basin, close coupled w.c and shower area with electric shower. uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom One

11' 11" x 11' 8" (3.629m x 3.565m)

Window to the side elevation. Patio doors to the rear elevation. Central heating radiator.

Bedroom Two

8' 0" x 5' 10" (2.450m x 1.782m)

Window to the side elevation. Central heating radiator.

Ensuite cloakroom

3' 8" x 6' 0" (1.110m x 1.819m)

Fitted with pedestal wash hand basin and close coupled w.c. uPVC double glazed window to the front elevation. Central heating radiator.

Lobby

Entry door to the front garden and door leading out to the rear garden.

Utility

Window to the front elevation. Boiler.

First Floor Landing

Access to the two bedrooms to the first floor.

Bedroom Three

11' 9" x 9' 6" (3.57m x 2.89m)

Window to the side elevation.

Bedroom Four

11' 7" x 18' 1" (3.54m x 5.50m)

Velux window. Airing cupboard.

Outside

Set on a good sized plot with off road parking and mature gardens to the front and rear elevations. Two useful storage sheds/store.

Tenure

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

Services

All mains services with the exception of mains gas 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, 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.





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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