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



35 Woolpack Meadows
North Somercotes
LN11 7QG

Offers in the Region Of £375,000

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



Property Description

Situated within the popular residential development of Woolpack Meadows in North Somercotes, this well-proportioned detached family home offers spacious and versatile accommodation ideal for modern family living. The ground floor is arranged around generous living spaces, including a welcoming lounge and a separate sitting room, providing flexibility for both relaxation and entertaining. To the rear of the property is a well-sized kitchen-diner, forming the heart of the home and offering ample space for family meals and social gatherings. A useful utility room and a convenient ground floor WC complete the lower level, enhancing day-to-day practicality. To the first floor, the property offers four well-proportioned bedrooms, making it ideal for growing families. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property enjoys gardens to both the front and rear, providing outdoor space for children, pets or entertaining. A driveway offers off-road parking and leads to a detached single garage, adding further convenience and storage options. Located in a sought-after village setting with good access to local amenities and nearby coastal locations, this attractive detached home combines spacious living areas with a

practical layout, making it an excellent choice for families seeking comfort and space.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

16' 4" x 11' 11" (4.97m x 3.63m)

The lounge has French doors to the rear elevation, a door to the side, coving to the ceiling, a radiator and a carpeted floor.

Sitting Room

8' 5" x 11' 11" (2.57m x 3.62m)

The sitting room has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen/Diner

12' 0" x 17' 7" (3.66m x 5.35m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, dish washer and integral under counter fridge. There is also an electric double oven, hob and an extractor over. There is also a good space for a dining table and chairs.

Utility room

7' 7" x 8' 10" (2.32m x 2.69m)

The utility room has a door and window to the side elevation, a radiator and a tiled floor. There are also fitted units with a sink and drainer and plumbing for a washing machine.

WC

3' 3" x 8' 10" (0.98m x 2.69m)

The WC has an opaque window to the side elevation, a radiator and tiled floor. There is also a WC and basin.

First

Floor

Landing

The first floor landing has a window to the front elevation, access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Bedroom One

11' 2" x 11' 11" (3.41m x 3.63m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

En-suite

3' 3" x 8' 0" (0.98m x 2.45m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

9' 11" x 11' 10" (3.01m x 3.61m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

8' 8" x 9' 5" (2.64m x 2.86m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

14' 1" x 7' 10" (4.29m x 2.39m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Family Bathroom

9' 3" x 8' 10" (2.81m x 2.70m)

With dual aspect opaque windows to the side and front elevation, fully tiled walls, a radiator and tiled floor. There is also a four piece

suite with a WC, basin, bath and a shower cubicle with a mains shower.

Garage

18' 8" x 9' 4" (5.68m x 2.84m)

The garage has an up and over door, personal access door to the side and electrics.

Outside

With a tidy lawn to the front with established shrubs and then a block paved driveway to the side providing off road parking for multiple vehicles. The driveway also provides access to the garage and a gate to the rear garden. The rear garden is enclosed by perimeter fencing with a further lawn, established shrubs and a patio area ideal for alfresco dining. There is also a green house and oil tank which is located behind the garage.



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 D: 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.



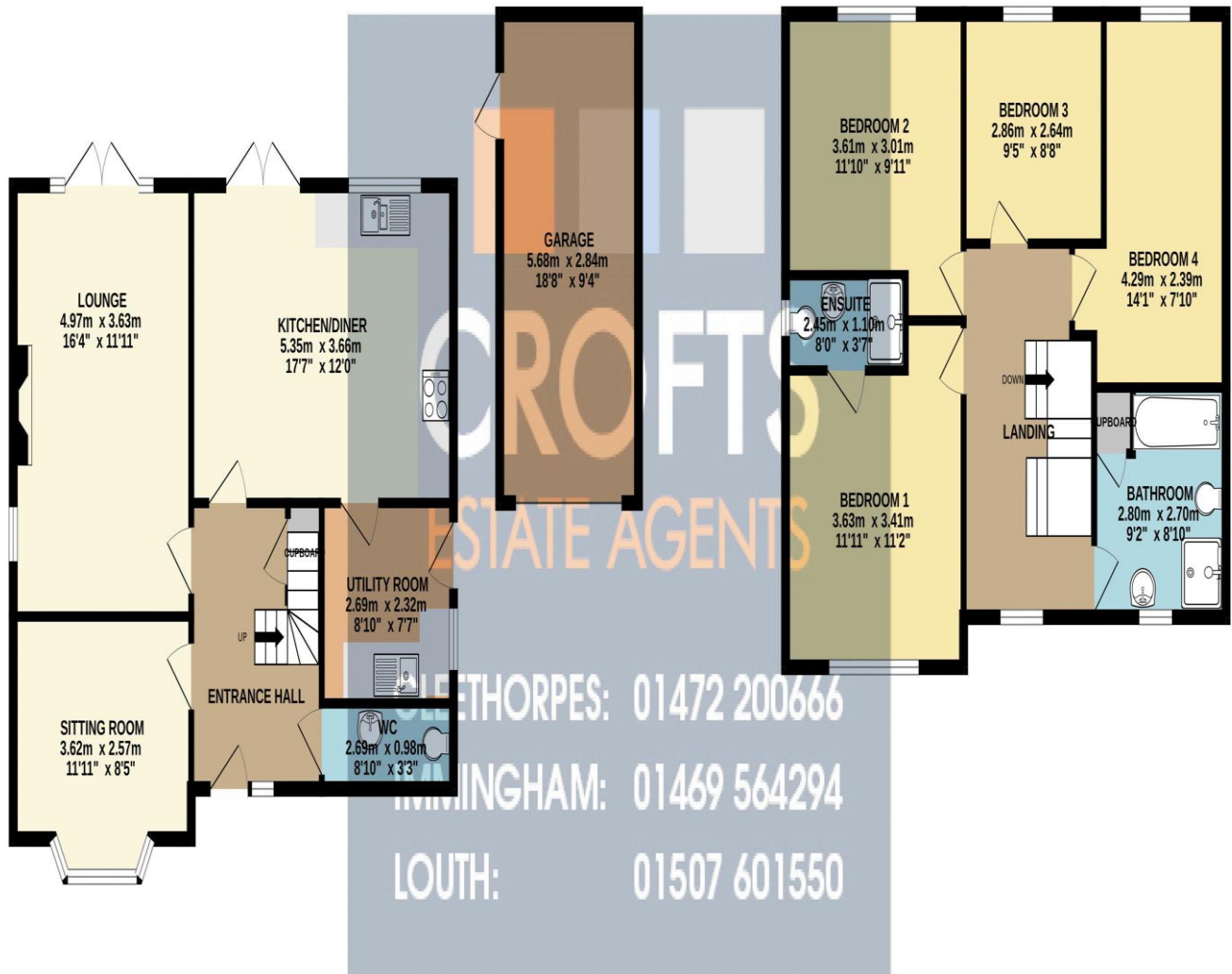
OPEN 7 DAYS A WEEK

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
80.7 sq.m. (868 sq.ft.) approx.

1ST FLOOR
64.4 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA: 145.1 sq.m. (1561 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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