



CROFTS ESTATE AGENTS

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01472 200666

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



Westkirke Avenue

Scartho
DN33 2HS

Offers in the Region Of
£269,950

Early viewing is advised on this three bedroom detached family home which is set upon this double sized plot located in Scartho. Offered for sale with no forward chain on the vendors side, the property is also presented with outline planning for a secondary detached property which was granted in January this year, with the present owner dealing with final conditions. Therefore the property would create an ideal investment opportunity or indeed a super family home with scope for expansion. Driveway and detached garage. Gas central heating and double glazing.

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 Porch

Offering wooden twin doors to the front elevation.

Hallway

uPVC double glazed door with adjoining glazed windows leading from the porch. Central heating radiator. Staircase to the first floor with storage cupboard beneath. uPVC double glazed window to the side elevation.

Lounge

12' 0" x 12' 5" (3.656m x 3.787m)

The lounge has a uPVC double glazed bay window to the front elevation and two further windows to the side. Central heating radiator. Electric fire with surround.

Dining Room

10' 5" x 8' 10" (3.183m x 2.695m)

Offering uPVC double glazed French doors to the rear elevation with adjoining glazed panels. Central heating radiator. Lincrusta wall covering and plate rack to the walls.

Kitchen

10' 5" x 9' 6" (3.177m x 2.891m)

Having a uPVC double glazed window to the rear elevation, the kitchen offers a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Gas cooker point. Tiled splashback. Plumbing for a washing machine. Tiled

flooring. Central heating boiler. Pantry with window to the side elevation. Door out to the side elevation.

First Floor Landing

uPVC double glazed window to the side elevation.

Bedroom One

12' 0" x 11' 0" (3.652m x 3.361m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

10' 6" x 10' 6" (3.201m x 3.205m)

uPVC double glazed window to the rear elevation and having central heating radiator.

Bedroom Three

7' 10" x 7' 6" (2.397m x 2.276m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

5' 6" x 7' 11" (1.665m x 2.402m)

uPVC double glazed window to the rear elevation. Fitted vanity wash basin and w.c set into a modern bathroom unit, along with walk in shower. Tiling to the walls. Chrome effect central heating radiator. Loft access.

Outside

Set upon this lovely sized plot, the property offers great potential as a family home and offers the possibility for expansion or as previously mentioned the property has received outline planning DM/0949/24/OUT. The gardens which wrap around the property are majority lawn and enjoy a great degree of privacy and a sunny aspect to parts of the garden throughout the day. Driveway and detached garage. Viewing is advised on this great opportunity. The garden shed is also to be included within the sale of the property

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, 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.



GROUND FLOOR
38.6 sq.m. (416 sq.ft.) approx.

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 76.7 sq.m. (826 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		