



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

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01507 601550

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



## Exeter Court

Laceby Acres  
DN34 5UD

Offers in the Region Of  
£249,950

IDEAL FAMILY HOME LOCATED WITHIN A POPULAR AREA - MODERN THROUGHOUT - GARAGE AND TWO DRIVEWAYS - BEAUTIFUL GARDENS TO FRONT AND REAR - Crofts estate agents are delighted to offer for sale this spacious and modern family home which comes to the market with viewing highly advised. Nearby to a wide variety of local amenities and also schools for children of all ages. Also benefitting from good road links, a bus service nearby and close proximity to nearby town centres. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen and WC all to the ground floor. To the first floor there are four bedrooms and the shower room, With gardens to the front and rear, two driveways for off road parking and a detached garage. The property also benefits from uPVC double glazing and gas central heating.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Entrance Hall

Entering the property reveals a spacious hallway with coving to the ceiling, a radiator and LVT flooring. There is also access to the under stairs cupboard.

### Lounge

11' 9" x 15' 11" (3.58m max x 4.84m max )

The lounge has a French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There has also been a media wall built with an inset electric remote controlled fire.

### Dining Room

9' 5" x 12' 10" (2.86m x 3.91m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

### Kitchen

7' 9" x 15' 3" (2.35m x 4.66m)

The kitchen has a window to the front elevation, a tiled floor and a range of modern fitted units with a ceramic one and a half sink and drainer and plumbing for both a washing machine and a dishwasher. There is also a plinth heater.

### WC

2' 9" x 5' 11" (0.85m x 1.81m)

The WC has an opaque window to the front elevation, LVT flooring, a WC, basin and a built in cupboard.

### First Floor Landing

The first floor landing has a window to the front elevation, access to the loft, a built in cupboard and a carpeted floor.

### Bedroom One

14' 1" x 8' 10" (4.30m x 2.70m to wardrobe)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Two

8' 10" x 11' 0" (2.70m x 3.36m to wardrobe)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Three

9' 1" x 10' 6" (2.78m max x 3.21m max)

Bedroom three has a window to the front elevation, a radiator and laminate flooring.

### Bedroom Four

9' 1" x 5' 11" (2.78m max x 1.80m min )

Bedroom four has a window to the front elevation, a radiator and laminate flooring. There are also fitted wardrobes with the boiler inside one of them.

### **Shower Room**

6' 1" x 7' 2" (1.85m x 2.18m)

The shower room has an opaque window to the front elevation, modern wall boarding, a heated towel rail and LVT flooring. There is also a modern suite with a WC, basin and a walk in enclosure with a mains shower.

### **Garage**

16' 10" x 8' 2" (5.14m x 2.49m)

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

### **Outside**

With a well kept lawn and established shrubs to the front along with two block paved driveways providing off road parking. A gate leads through a sheltered area with a door to the kitchen and then continuing into the rear garden which is enclosed by perimeter fencing. There is also a spacious patio area ideal for alfresco dining with an area with artificial grass and established shrubs and flower beds.

### **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](http://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](http://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



GROUND FLOOR  
48.7 sq.m. (525 sq.ft.) approx.

1ST FLOOR  
47.8 sq.m. (515 sq.ft.) approx.



TOTAL FLOOR AREA: 96.6 sq.m. (1039 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		85 B
69-80	C	74 C	
55-68	D		
39-54	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.