



CROFTS ESTATE AGENTS

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



Main Road

Aylesby
DN37 7AP

Offers in the Region Of
£120,000

Crofts estate agents are pleased to be able to bring to the market this delightful two bedroom terraced house nestled in a picturesque and sought after rural village, offering an ideal opportunity to enjoy a peaceful countryside lifestyle. With its welcoming and characterful interior, the property presents a warm cottage-like feel, perfect for those seeking charm and comfort in equal measure. The home features two well-proportioned bedrooms, shower room, living room, breakfast kitchen and a bright, airy conservatory that creates a natural flow of light throughout the living space. A generously sized garden and inviting patio areas provide ample room for outdoor relaxation and entertaining, making this an ideal setting for enjoying tranquil village life. Central heating fired by the multi fuel stove and double glazing. Off-street parking adds everyday convenience, while the property's quiet setting ensures a restful atmosphere. Despite its rural location, the home remains within easy reach of local amenities, the Humber Bank industries, and the national road network, combining the best of countryside seclusion with practical accessibility. This is a rare opportunity to acquire a character home in a charming village location. Viewings are highly recommended to fully appreciate the lifestyle on offer.

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Entrance Porch

Offering composite entry door with two adjoining glazed panels to the front elevation and a further window to the side. Tiled flooring. Inner door through to the hallway.

Hallway

Continuation of the tiled flooring and having staircase leading to the first floor. Central heating radiator.

Lounge

15' 9" into bay x 11' 11" (4.80m x 3.62m)

With uPVC double glazed bay window to the front elevation, the lounge has wooden flooring, central heating radiator and a plate rack to the walls. Multi fuel stove which also powers the central heating.

Breakfast Kitchen

8' 2" x 15' 1" (2.49m x 4.59m)

With down lighting to the ceiling, the dining kitchen offers a range of wall and base units with contrasting work wood block surfacing with one and a half enamel sink and drainer. Integrated oven and four ring LPG gas hob. Splashback tiling. Integrated fridge/freezer and dishwasher. Central heating radiator. Understairs cupboard which has plumbing for a washing machine. Opening to the conservatory/sunroom.

Conservatory

8' 2" x 11' 11" (2.49m x 3.62m)

With tiled flooring and having uPVC double glazed windows and French doors to the rear elevation. Central heating radiator.

First Floor Landing

Access to the two bedrooms and the shower room.

Shower Room

8' 3" x 5' 2" (2.52m x 1.58m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c, vanity wash hand basin and a shower cubicle with electric shower. Down lighting to the ceiling. Central heating radiator.

Bedroom One

9' 3" x 12' 0" (2.83m x 3.65m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in cupboard which goes over the stairwell.

Bedroom Two

11' 5" x 10' 3" (3.49m x 3.12m) maximums

uPVC double glazed window to the rear elevation. Airing cupboard. Central heating radiator.

Front garden

To the front the property has a driveway which can comfortably stand two average sized cars, with the remainder of the garden having gravelled beds with established shrubs to part.

Rear garden

From the conservatory patio doors, there is a decked area (in need of repair) along with a pond. The garden is of considerable length and is presented in three sections having a summerhouse, outside store, further cabin/home office with power, lawned areas and circular patio areas. To the rear aspect of the garden there is a greenhouse with a vegetable garden area.

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: 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.

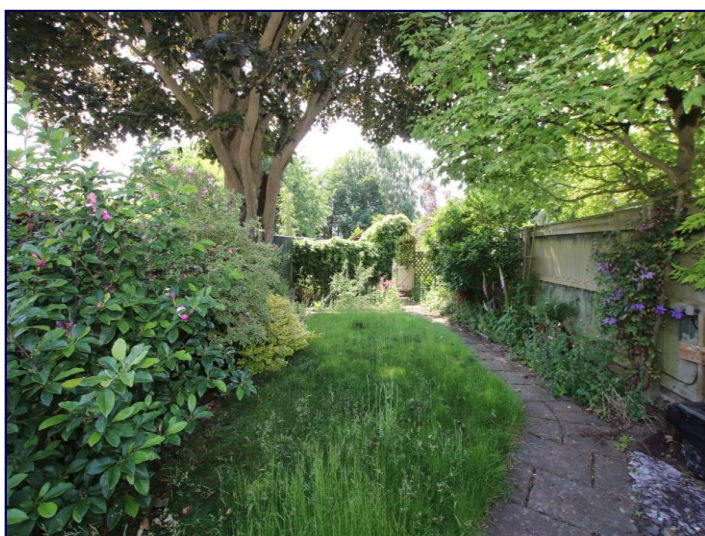
Property Management

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.

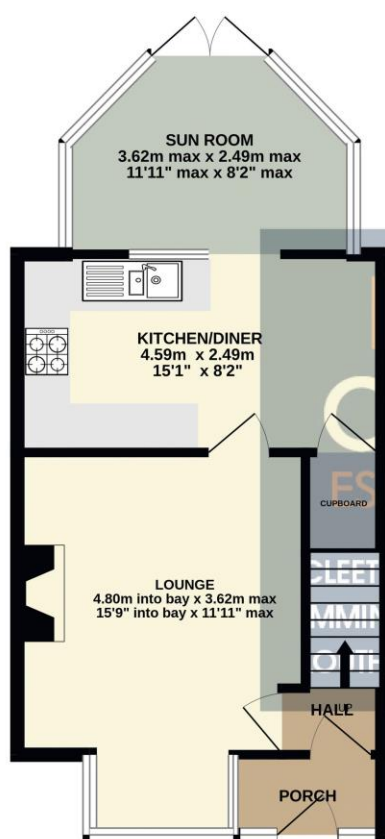
Mortgage and Financial Advice

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

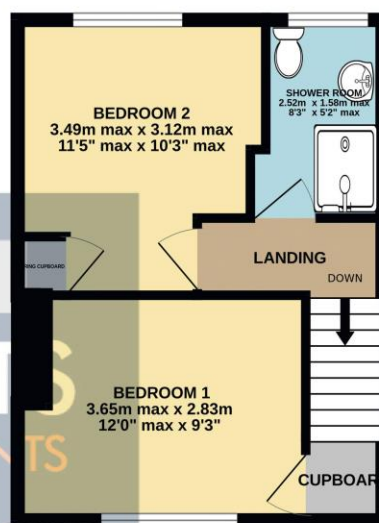
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
39.8 sq.m. (428 sq.ft.) approx.



1ST FLOOR
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 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		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		