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



3 Walk Lane
Humberston
DN36 4JH

£395,000

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

Crofts are delighted to present this well-proportioned four-bedroom detached family home, set within one of Humberston's most highly regarded and sought-after locations. Occupying a generous corner plot, the property enjoys attractive wraparound gardens that provide an ideal setting for family living and outdoor enjoyment. With no forward chain on the vendor's side, early viewing is strongly recommended. The property benefits from gas central heating and partial uPVC double glazing, and offers a thoughtful layout designed for comfortable day-to-day living. The ground floor features an inviting entrance hallway, a convenient cloakroom, a spacious living room filled with natural light, a separate dining room, and a well-sized kitchen with excellent potential for modernisation or personalisation. The first floor hosts the landing, a family bathroom, and four well-sized bedrooms, three of which are generous doubles, making the home well suited to growing families. Outside, the superb corner plot provides extensive garden space, while the driveway offers ample off-road parking and leads to an attached double garage. This substantial garage presents an exciting opportunity for future expansion or development, subject to the necessary permissions. Altogether, this is a wonderfully positioned

family home offering space, potential, and a highly desirable Humberston address.

Entrance Porch

uPVC double glazed entrance porch.

Hallway

16' 7" x 6' 5" (5.063m x 1.951m)

Decorative glazed door to the front elevation with adjoining glazed panel. Coving to the ceiling. Staircase to the first floor with useful understairs storage.

Cloakroom

2' 10" x 6' 5" (0.853m x 1.950m)

uPVC double glazed window to the rear elevation. Fitted with a close coupled w.c and a vanity wash hand basin. Tiling to the walls.

Lounge

20' 0" x 12' 5" (6.087m x 3.782m)

A lovely sized living space running from the front to the rear of the property, offering bow window to the front and aluminium double glazed patio doors to the rear. Two central heating radiators. Gas fire with surround.

Dining Room

9' 8" x 12' 5" (2.949m x 3.780m)

Offering bow window to the front elevation, the dining room offers great potential for those thinking about knocking through into the kitchen. Coving to the ceiling. Central heating radiator.

Kitchen

9' 10" x 12' 4" (2.991m x 3.760m)

A well proportioned kitchen offering a good complement of fitted wall and base units with contrasting work surfacing with integrated oven and ring ring gas hob with chimney extractor over. One and a half sink and drainer. Tiling to the walls. uPVC double glazed window to the rear elevation. Integrated dishwasher and fridge. Central heating radiator.

First Floor Landing

11' 5" x 10' 2" (3.481m x 3.087m)

With coving and loft access to the ceiling, central heating radiator and double glazed window.

Bedroom One

11' 7" x 12' 6" (3.542m x 3.813m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes wrapping around two walls.

Bedroom Two

11' 5" x 10' 10" (3.473m x 3.304m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and drawer unit.

Bedroom Three

8' 3" x 12' 5" (2.519m x 3.786m)

uPVC double glazed widow to the rear elevation. Fitted wardrobes to one wall. Central heating radiator.

Bedroom Four

8' 3" x 7' 9" (2.508m x 2.366m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted shelving and desk unit.

Family Bathroom

8' 0" x 8' 10" (2.436m x 2.697m)

uPVC double glazed window to the rear elevation. Fitted with a vanity wash hand basin, w.c and a corner bath with shower fitment. Tiling to the walls, Down lighting to the ceiling. Chrome effect central heating towel radiator. Airing cupboard.

Outside

Set upon this good-sized corner plot with gardens wrapping around. To the front and side elevations there are lawned areas along with what was a vegetable garden at one point, but this could easily be turfed over or seeded. The rear has paving creating a pleasant patio area. To the front/side aspect there is a summer house and greenhouse ideal to relax and potter within the garden. The garden has an established hedge/shrub perimeter and therefore enjoys a good degree of privacy.

Garage

19' 7" x 15' 11" (5.967m x 4.851m)

With up and over door to the front elevation, window to the rear and a personal door leading out to the rear garden. Gas boiler. Roof void creating additional storage. The garage presents the opportunity subject to permission for conversion into more living space for those wishing to do so.



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 E: 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
86.2 sq.m. (927 sq.ft.) approx.

1ST FLOOR
57.9 sq.m. (623 sq.ft.) approx.



CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

TOTAL FLOOR AREA: 144.0 sq.m. (1550 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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