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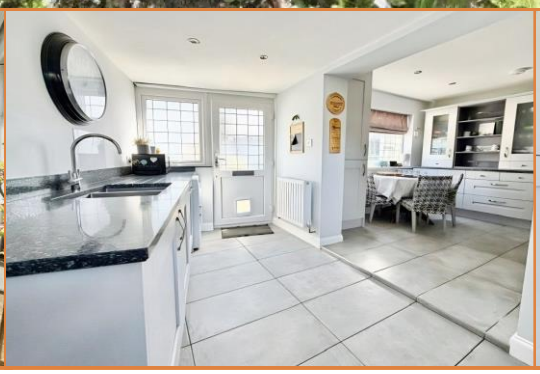
CLEETHORPES
01472 200666

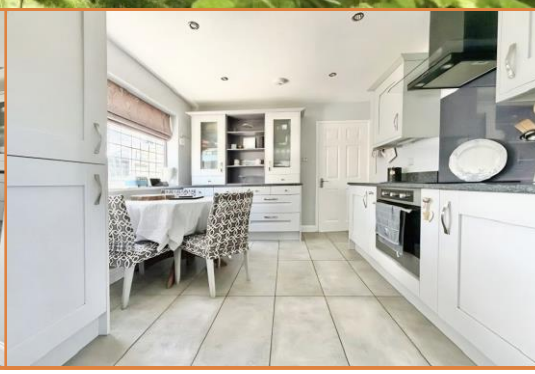
IMMINGHAM
01469 564294

LOUTH
01507 601550









1 Hunter Place
Louth
LN11 9LG

£289,000

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Property Description
NO FOWARD CHAIN!!! *TWO DOWNSTAIRS BEDROOMS AND TWO LOFT ROOMS!!!* The Perfect Downsize Without Compromise Discover this rare semi-detached bungalow, tucked away in a quiet cul-de-sac yet enjoying a prominent corner position. Shielded by tall quality fencing, it offers privacy and peace while remaining discreetly set back from the road. Designed for easy living, the gardens are mature yet entirely manageable with a sunny south-facing aspect. Enjoy low-maintenance patio areas and a charming summer house, perfect for reading or hosting the grandkids. Parking for two cars plus a garage adds everyday convenience. Inside, the property truly shines. A stunning modern kitchen diner features fitted appliances, quartz worktops, and matching splashbacks, flowing seamlessly into a spacious lounge through the connecting hall. Two ground floor bedrooms mean single-level living is effortless, while a conservatory extension adds flexible space for hobbies or playtime with family. The beautiful bathroom includes a shower over the bath, and a separate utility room keeps life organised. Upstairs, two versatile loft rooms and a WC provide useful extra space for guests, storage, or even a craft room, all without creating unmanageable rooms to maintain. This is downsizing done right. All the space you need for comfortable retirement and family visits, without the burden of extensive upkeep. Positioned for privacy yet close to local amenities, this bungalow offers independence, style, and practicality in one rare package. Schedule a viewing today to secure your next chapter.

Kitchen diner
18' 4" x 9' 7" (5.60m x 2.92m)
The modern extended kitchen diner offers a superb family space with grey matte kitchen units to all sides with thick granite work tops, splash back returns and sunken one and a half sink with routed drainer over. The room has neutral decor, grey tiled floor, integral appliances including electric oven grill, electric hob with extractor over, dish washer and tall fridge freezer. The room has three uPVC windows with blinds, uPVC frosted door, ten down lights and radiator with space for dining table and four chairs.

Lounge
18' 0" x 11' 10" (5.49m x 3.60m)
A spacious lounge has uPVC window to the front elevation with vertical blinds, grey carpet, grey decor, three wall lights, radiator, ceiling light and a grey marble feature fireplace.

Conservatory
9' 10" x 6' 8" (3.00m x 2.04m)
A side extension replaces the former main entrance and serves well as a pleasant way to sit and enjoy the rear garden. The

conservatory has a brick base with uPVC windows and French doors., The room has wall light and grey tiled floor.

Hallway
A well presented area with grey tiled floor, pale blue decor, radiator, two and two wall lights.

Bedroom One
13' 6" x 11' 0" (4.11m x 3.35m)
The main bedroom is to the ground floor and has green decor, wood laminate flooring, pendant light, radiator and uPVC window to the rear.

Bedroom Two
7' 6" x 9' 6" (2.28m x 2.90m)
Currently used as a treatment room, the second bedroom has green decor wood effect vinyl floor, uPVC window to the front, radiator and ceiling light.

Utility room
8' 11" x 8' 5" (2.72m x 2.57m)
The back part of the garage has been section off and can remain a useful utility area or be made part of a full length garage again. This useful space has door and window to the rear and space for appliances.

Stairs and landing
The stairs lead up from the lounge and have open treads with vinyl on them to a short landing which goes left and right to upstairs loft rooms.

Loft room / Bed 3
15' 1" x 9' 11" (4.59m x 3.03m)
The largest loft room space has uPVC window to the front, Velux window, blue and pink decor, three down lights, grey wood laminate flooring and radiator.

Loft room / Bed 4
8' 2" x 9' 11" (2.50m x 3.03m)
A seller upstairs loft room has grey wood laminate flooring, Velux window, white decor, radiator and two down lights.

En Suite.Cloakroom
4' 2" x 7' 3" (1.28m x 2.21m)
The upstairs cloakroom has WC and sink, white decor and grey vinyl floor, storage cupboard and wall light.

Garage
7' 5" x 8' 7" (2.25m x 2.62m)
The garage has been divided into two to create a storage area and utility room. The garage part had up and over metal door, power and light with outside tap.

Side garden
The side garden enjoys a southerly aspect with tall timber fencing providing a good level of screening. The area has two levels of slab patio, lawn and mature borders with gated access to the driveway to the rear with summer house which has power and light.

Front garden
The front garden is laid to lawn with concrete paths and slab patio. The area has low wall to the front, Well stocked mature borders which provide good screening with concrete path to metal gate.

Rear yard
A small low maintenance rear courtyard is laid to slab with tall fencing to the neighbours.

Additional property description
This home has been a truly special place to live, offering a perfect balance of peace, community, and convenience. Tucked away in a beautifully quiet area with protected trees, it has a calm, tranquil feel that’s hard to find, yet it’s still just a short walk into town for shops, meals out, or a relaxed drink before strolling home. The sense of space and natural flow throughout the property makes it feel both comfortable and welcoming, while the friendly, supportive neighbours add to the warm atmosphere of the area. Being so close to Hubbard’s Hills provides a stunning natural escape right on the doorstep, and proximity to King Edward VI Grammar School makes the location even more desirable. It truly feels like one of the nicest and most sought-after parts of the area to call home.





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 B: To confirm council tax banding for this property please view the websitewww.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.









OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
90.2 sq.m. (971 sq.ft.) approx.

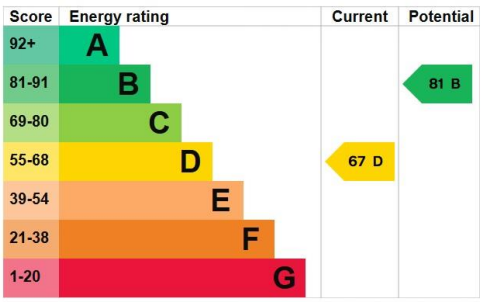
1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



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TOTAL FLOOR AREA : 119.3 sq.m. (1284 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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