



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



1 Old Mill Park  
Louth  
LN11 0NY

Offers in the Region of  
£160,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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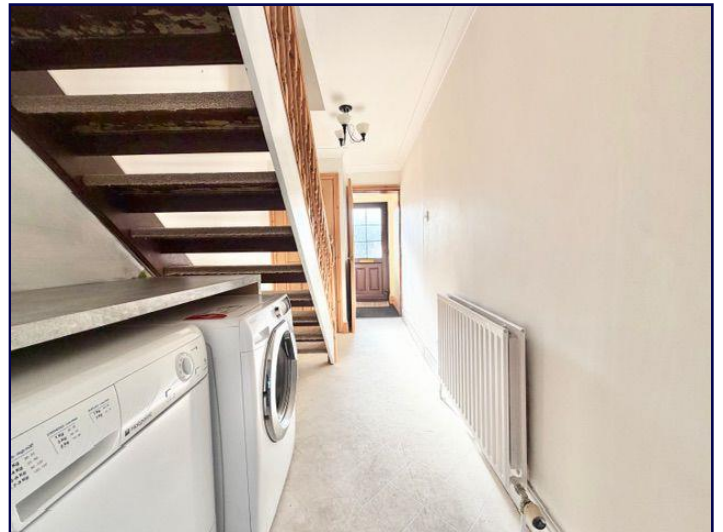
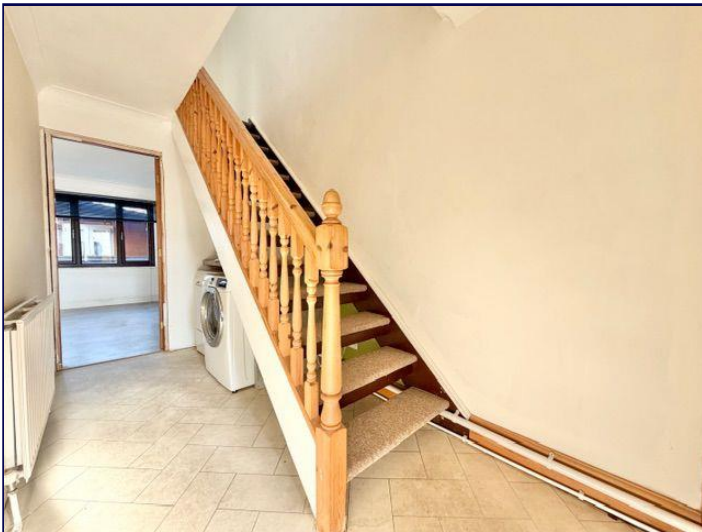
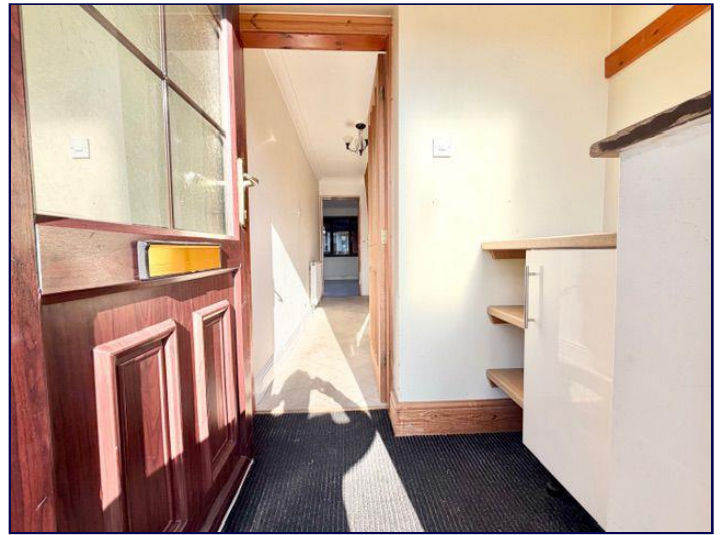
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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

**\*A Dream Home for Young Families\*** We are delighted to present this charming 3/4 bedroom end-of-terrace house, perfectly suited for young families seeking a comfortable and convenient lifestyle. Situated in a private cul-de-sac location, the property boasts stunning surroundings and is just a stone's throw from local amenities, schools, parks, and transport links. The property benefits from off-road parking on a block-paved driveway for two cars, ensuring easy access and plenty of space for family vehicles. The rear garden is a haven of relaxation, featuring low-maintenance slabs, raised decking, and an outdoor bar area perfect for alfresco entertaining. Inside, the loft room provides a versatile space for homework, hobbies, or playtime, while the open-plan living area on the ground floor is ideal for modern family living. With its welcoming atmosphere and excellent location, this property is ready for you to make it your home. Schedule a viewing today and discover the perfect blend of style, comfort, and practicality for your young family! Would you like to know more about the local area or arrange a viewing?

### Entrance porch

3' 1" x 5' 11" (0.94m x 1.80m)

uPVC frosted door and window to the front, black foot wipe matting, cream decor to coving, pendant light and built in storage.

### Entrance hall

14' 2" x 5' 10" (4.32m x 1.79m)

Large entrance hallway with stairs to first floor, built in storage, plumbing and space under stairs with work top, radiator and pendant light.

### Lounge diner

13' 11" x 15' 0" (4.24m x 4.58m)

Large open plan room open plan to the kitchen breakfast room has floating uPVC bay to the side, uPVC window with blind to the rear, uPVC frosted door to the rear with grey wood laminate flooring, grey and white decor to coving, radiator and ceiling light.

### Kitchen breakfast room

12' 4" x 8' 8" (3.75m x 2.65m)

A modern matte white kitchen has wall and base units to three sides has grey sparkle work top over with light grey sink drainer, integral gas hob with extractor over, oven grill, dishwasher with space for tall fridge freezer, grey tiled splash backs, breakfast bar for four people, wood laminate, white decor to coving, uPVC window and blind to the front, ceiling light and radiator.

## Stairs and landing

Stairs lead to landing with both having grey carpet, off white decor, built in storage cupboard and pendant light.

### Bedroom One

13' 9" x 8' 2" (4.20m x 2.50m)

Floating uPVC bay to the front, light grey decor to coving, grey carpet, ceiling light and radiator.

### Bedroom Two

8' 10" x 8' 3" (2.69m x 2.51m)

Off white decor to coving, grey carpet, uPVC window to the rear, radiator and ceiling light.

### Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m)

Off white decor to coving, grey carpet, uPVC window, radiator and pendant light.

### Family Bathroom

7' 10" x 6' 6" (2.40m x 1.98m)

The bathroom has P-shaped bath with shower over and glass screen, white sink and WC, white tiled splash backs, grey wood effect vinyl, chrome towel radiator, three down lights, extractor, built in storage cupboard and blue decor.

### Loft room / Bedroom Four

12' 2" x 12' 1" (3.72m x 3.68m)

The loft room has stairs and door entrance but does not have building regulations. The area has grey carpet, light grey decor and wood panel walls, Velux window, electric heater and ceiling light.

### Front garden

The front has off road parking for two cars on open fronted block paved driveway. Slab path leads to the side where there is a timber shed.

### Rear garden

The rear garden is laid to low maintenance slabs with raised decking area housing a bar area that's covered. There is timber fencing to all sides and gates back towards the front on the side. The side area has two Timber sheds and is laid to slab.

## 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 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.

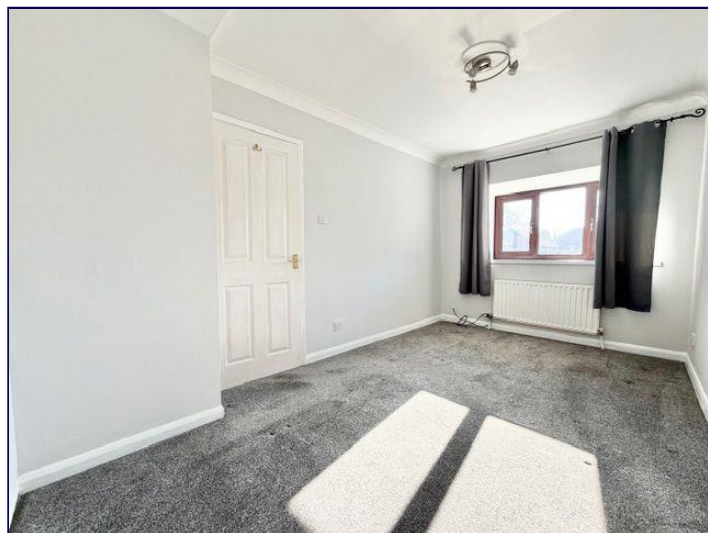
## Property Management

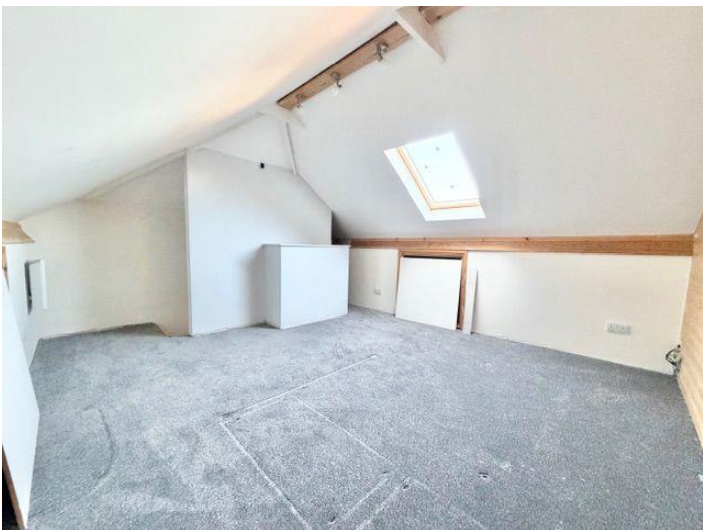
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## 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 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.**





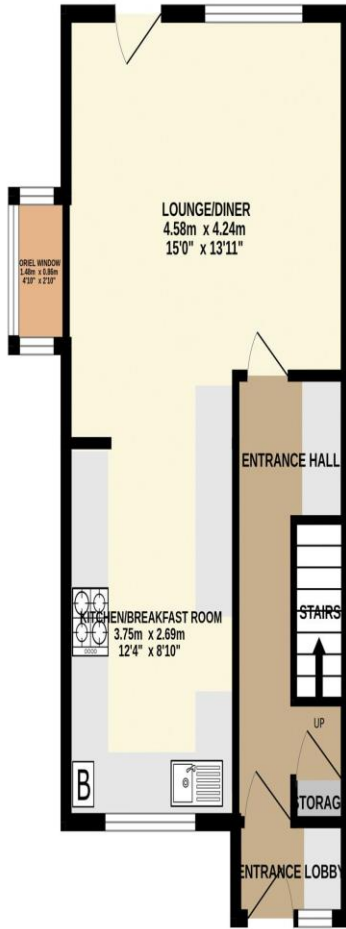


OPEN 7 DAYS A WEEK

Monday to Friday  
Saturday  
Sunday

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

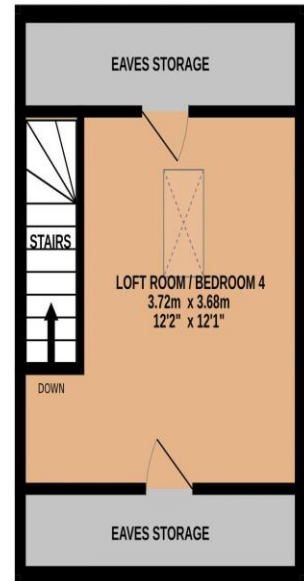
GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR  
37.8 sq.m. (407 sq.ft.) approx.



2ND FLOOR  
25.4 sq.m. (274 sq.ft.) approx.



TOTAL FLOOR AREA: 102.9 sq.m. (1107 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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