



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



109 Linden Walk
Louth
LN11 9HT

Offers in the Region Of £265,000

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

This beautifully presented three-bedroom semi-detached home perfectly blends classic period charm with the benefits of modern construction, having been built just 13 years ago to complement its characterful surroundings. Set along a well-maintained unadopted road, the property enjoys a truly enviable position with uninterrupted views to both the front and rear—overlooking London Road playing fields at the front and open countryside beyond the rear garden, offering a wonderful sense of space and tranquillity ideal for family life. Internally, the home is light, airy, and thoughtfully designed, with notably high ceilings enhancing the feeling of space throughout. The ground floor comprises a welcoming entrance hall, convenient cloakroom, a comfortable and inviting lounge, and a spacious kitchen dining room that forms the heart of the home—perfect for both everyday living and entertaining. A delightful conservatory to the rear provides an additional versatile reception space with garden views. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room, alongside a modern family bathroom. Externally, the property continues to impress with a beautifully landscaped rear garden, featuring an expansive patio area ideal for outdoor dining, as well as raised beds adding colour and

interest. To the front, the wide, splayed driveway provides ample off-road parking for at least two vehicles. An exceptional family home in a picturesque setting.

Entrance hall

7' 5" x 4' 8" (2.27m x 1.42m)

With uPVC frosted door from the side the entrance hall provides a nice divide between living spaces and the outside. There is a uPVC window to the front and side, wood laminate flooring, light brown decor, radiator and pendant light.

Cloakroom

5' 9" x 4' 0" (1.74m x 1.21m)

The cloakroom has matching white WC and vanity sink with white splash back tiling. The room has wood laminate flooring, neutral blue decor, uPVC frosted decor to the rear, ceiling light and loft access.

Lounge

14' 2" x 15' 7" (4.33m x 4.75m)

A good sized lounge with tall ceilings has deep uPVC bay window to the front, cream and red decor, brown carpet, radiator, pendant light and a modern electric fire.

Kitchen diner

12' 11" x 15' 5" (3.94m x 4.71m)

A spacious kitchen diner offers generous space for wood wall and base units to three sides of the room with light brown granite effect work top and black sink drainer over. There is an integral eye line oven grill, built in dish washer, gas hob and extractor, space for washing machine and a built in fridge freezer. There is a pantry, three uPVC windows, uPVC French doors to the conservatory, green decor, wood effect vinyl flooring, pendant light, radiator and 8 down lights.

Conservatory

11' 2" x 10' 4" (3.40m x 3.15m)

The conservatory extension has a brick base with uPVC windows and thermatec roof, there is a uPVC door to the side, tile effect vinyl flooring and wall light.

Stairs and landing

Open plan to the lounge the stairs rises and turns 90 degrees to the landing which has brown carpet, cream and red decor, ruling light, uPVC frosted window to the side and radiator.

Bedroom

9' 4" x 12' 3" (2.84m x 3.73m)

The main bedroom is a well proportioned double room with uPVC window to the front with excellent views to London Road sports fields. The room has crimson and brown decor, brown carpet, radiator and pendant light.

One

En suite

9' 4" x 2' 11" (2.84m x 0.88m)

A very useful en suite has enclosed shower with door, WC and vanity sink. There is white tiled splash backs, wood laminate, five down lights, neutral decor, electric wall heater and extractor.

Bedroom Two

11' 0" x 7' 8" (3.35m x 2.34m)

A second double room has tall ceilings like the whole upper floor with uPVC window to the rear, pale blue and pink decor, uPVC window to the rear, light brown carpet, radiator and pendant light.

Bedroom Three

8' 1" x 7' 5" (2.47m x 2.27m)

The third bedroom could be a single bed or a small study but easily fits in good sized bedroom furniture if required. There is a uPVC window to the rear, radiator, pendant light, brown carpet, pale orange decor and loft access with folding wooden loft ladder.

Family Bathroom

5' 7" x 8' 10" (1.71m x 2.68m)

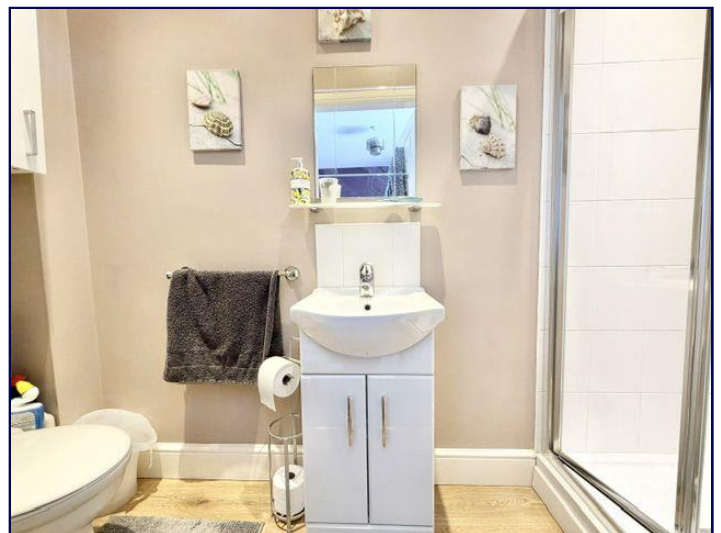
The bathroom has three piece matching white suite with shower over the bath and glass shower screen, WC and sink, the room has aqua blue decor, white tiled splash backs and laminate flooring, chrome towel radiator and five down lights that incorporates extractor fan.

Rear and side garden

The rear garden has a sunny aspect and is laid mainly to low maintenance slabs and block paving with a choice of seating positions around the garden. There are raised retained borders with secure fencing to all sides and large timber shed to the side. A timber gate gives access to the front.

Front garden

The splayed frontage is laid to majority block paving and permeable resin bound with off road parking for two cars or even a camper van. The area has an open fronted driveway with timber fence to the sides and hedge to the front of the garden with neat lawn behind.





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

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.



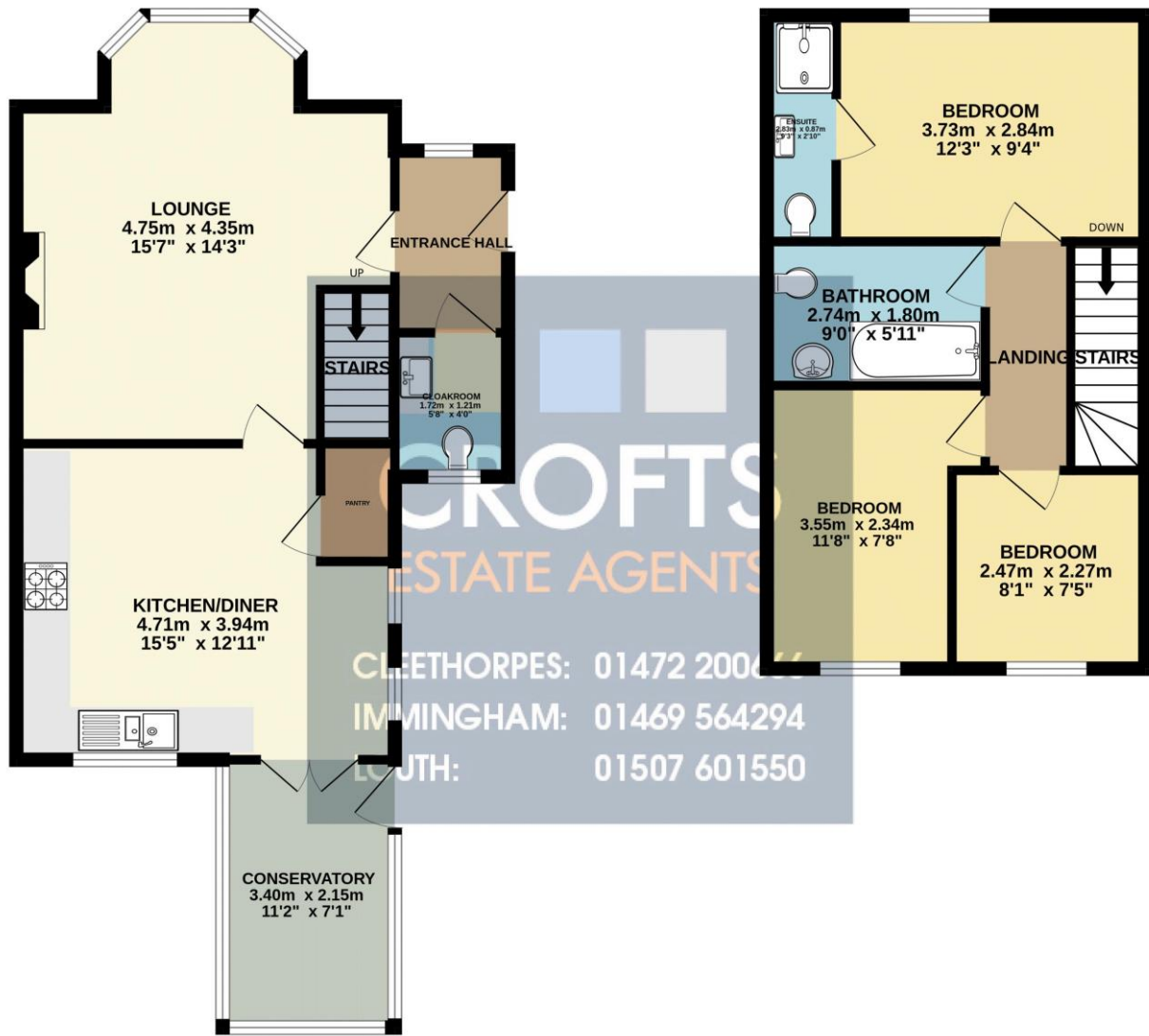
OPEN 7 DAYS A WEEK

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
54.0 sq.m. (582 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (417 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CLEETHORPES: 01472 200...
LIMMINGHAM: 01469 564294
LEATH: 01507 601550

TOTAL FLOOR AREA: 92.8 sq.m. (999 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.
Made with Metropix ©2026

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.