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**1a West Lane
Baumber
LN9 5NG**

£250,000

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Property Description

Step into something truly special — a distinctive end-terrace home that perfectly blends character, warmth, and versatile modern living. Designed and built by the current owner in 1988, this unique property offers an imaginative layout, stylish interiors, and an exceptional setting within the highly desirable village of Baumber. Occupying a generous end plot, the home immediately impresses with its attractive kerb appeal, ample parking, garage, and wonderfully landscaped rear gardens. Divided into a variety of charming spaces ideal for entertaining, relaxing, and gardening enthusiasts alike, the outdoor space is every bit as impressive as the interior. Inside, the accommodation is both flexible and beautifully presented in a classic, inviting style. The thoughtfully arranged accommodation comprises an entrance hallway, cloakroom, spacious dining kitchen, delightful garden room and living/dining to the ground floor. Upstairs, you find the landing, three bedrooms and the family bathroom. Further enhancing the appeal are a garage and substantial block-built shed, both with power and lighting, along with a timber garden shed and greenhouse. This is far from an ordinary home — it is a property full of personality, charm, and flexibility, offering a rare opportunity to enjoy village living with space, views, and individuality in abundance. Double glazing and oil fired central heating.

Entrance Hallway

Double glazed entry door to the front. central heating radiator. Coving to the ceiling and dado rail to the walls. Door to cloakroom.

Cloakroom

A delightful downstairs cloakroom with elegant floral wallpaper featuring birds and blossoms in soft pastels. It includes a white WC, wall-mounted basin with chrome fittings. Finished with striking black tiled flooring and dado rail, complemented by a modern ceiling light. Practical and charming in equal measure.

Living Room

19' 1" x 9' 9" (5.81m x 2.96m)

Pleasantly presented and having coving to the ceiling and dado rail to the walls. Two central heating radiators. uPVC double glazed windows to the front and rear elevations. Ample space to accommodate both living and dining areas within this room as well.

Kitchen/Diner

19' 1" x 12' 4" (5.81m x 3.77m)

A charming and characterful dining kitchen forming the heart of the home, featuring exposed ceiling beams, attractive solid wood cabinetry and quality timber flooring throughout. Offering excellent space for both everyday family living and entertaining, the room is centred around a generous dining area with ample space for a large table and chairs. The kitchen is fitted with a comprehensive range of pine-fronted wall and base units complemented by

contrasting work surfaces and a colourful tiled splashback. Integrated extractor hood, space for a range-style cooker and further appliance space. Natural light is provided by a window and glazed door to the rear aspect, whilst the open-plan layout creates a warm and welcoming atmosphere. A staircase rises from the room to the first floor, enhancing the property's unique character and cottage-style appeal.

Garden Room/Snug

7' 9" x 11' 0" (2.35m x 3.35m)

A versatile space with double glazed window to the side and French doors to the rear. Coving to the ceiling. Central heating radiator.

First Floor Landing

Access to the bedrooms and bathroom.

Bedroom One

8' 8" x 12' 11" (2.63m x 3.94m)

Coving to the ceiling. Central heating radiator. Double glazed window.

Bedroom Two

11' 7" x 10' 4" (3.54m x 3.14m)

Coving to the ceiling and dado rail to the walls. Central heating radiator. uPVC double glazed window.

Bedroom Three

7' 1" x 16' 4" (2.15m x 4.98m)

With two double glazed windows to the rear elevation, the third of the good sized bedrooms again offers coving and rose to the ceiling and dado rail to the walls. Central heating radiator.

Bathroom

7' 1" x 10' 1" (2.16m x 3.08m)

Beautifully appointed and finished to an excellent standard, the spacious family bathroom creates a luxurious retreat within the home. Featuring a stunning freestanding claw-foot bath with chrome fittings, a separate curved shower enclosure, and a contemporary pedestal wash hand basin, the room perfectly combines character and practicality. Stylish black tiled flooring and contrasting wall tiling are complemented by elegant décor, while a heated towel rail and feature chandelier add a touch of sophistication. A well-proportioned bathroom offering both comfort and style for modern family living.

Outside

The gardens are a true highlight of this property, offering a beautifully mature, creatively designed and exceptionally well-maintained outdoor space that has been developed with great care and imagination. To the front and side, a substantial block-paved driveway provides generous parking and leads to the garage, with neat borders and mature planting softening the approach. The rear garden is particularly impressive, forming a private, secluded haven with a wonderful variety of features. A large paved terrace adjacent to the house provides an ideal space for outdoor dining and entertaining, while a striking circular stone patio with a central ornamental statue creates a beautiful focal point. Winding gravel and paved paths meander through the garden, leading past colourful raised beds, rockeries, and extensive, well-stocked borders filled with a rich mix of shrubs, perennials, grasses and seasonal flowers. The garden includes a productive greenhouse, multiple timber outbuildings and sheds (including an attractive summerhouse), and several charming seating areas nestled among the planting. Striking features such as colourful painted walls, decorative statuary, lanterns, and carefully positioned ornaments add character and personality throughout. A good-sized area of lawn provides space for relaxation or play. This is a garden that offers both beauty and functionality, with plenty of scope for keen gardeners or those simply wishing to enjoy a ready-made, artistic outdoor retreat.



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 exceptions 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.

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

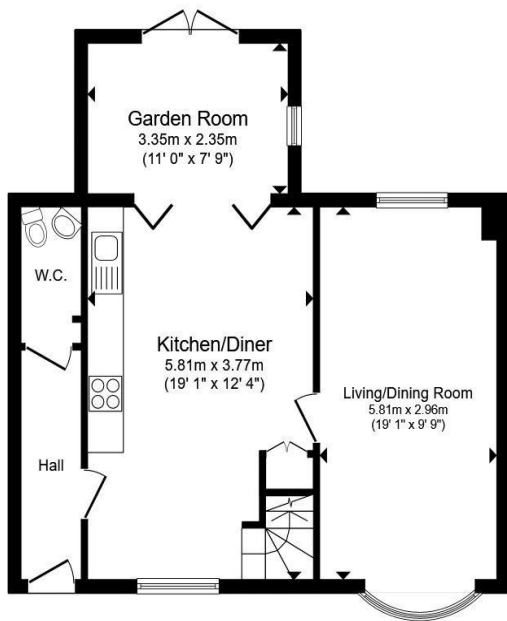
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



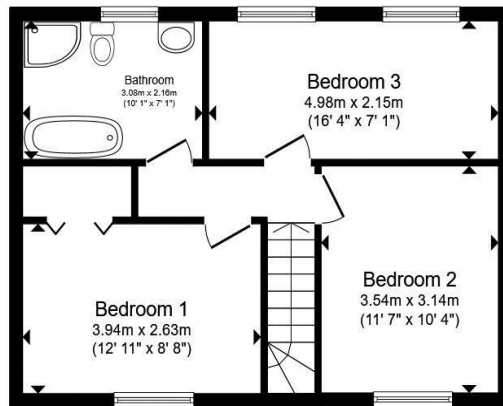
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

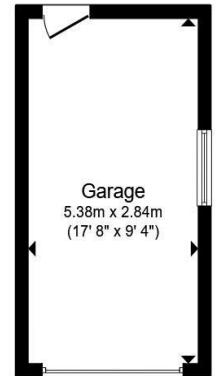
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 116.8 m² (1,257 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		