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



Woodbine Cottage Willoughby Road
Sloothby
LN13 9NP

£260,000

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Property Description

Offered for sale with no forward chain, this charming two-bedroom detached home is located in a highly sought-after village setting and occupies a generous corner plot adjoining Willoughby Road and Sloothby High Street. Early viewing is highly recommended to fully appreciate the character, space, and exciting potential this property offers. Set on a substantial plot, the property provides excellent scope for extension or further development, subject to the necessary planning permissions. The accommodation briefly comprises an entrance porch leading into a lobby, ground floor shower room, and two versatile reception rooms — one of which could easily serve as a third ground floor bedroom if required. One reception room opens through to a dining kitchen. To the first floor are two well-proportioned bedrooms accessed from the landing. The home benefits from double glazing and solid fuel heating. Externally, the property sits on a lovely wrap-around corner plot, predominantly laid to lawn, offering excellent outdoor space. There is ample off-road parking, along with additional standing suitable for a caravan or similar vehicle. This is a fantastic opportunity for purchasers seeking a home with character, space, and future potential in a desirable village location.

Entrance Porch

uPVC double glazed entry door to the front along with two windows to the side aspect. Inner door through to the hall.

Hallway

Doors to the lounge and shower room.

Shower Room

8' 0" x 6' 1" (2.439m x 1.866m)

Equipped with a low level w.c, pedestal wash hand basin and a shower cubicle with electric shower. Tiling to the floor and wall surfaces. uPVC double glazed window to the side elevation. Central heating radiator.

Lounge

11' 10" x 10' 11" (3.616m x 3.329m)

uPVC double glazed window to the front elevation. Door to the staircase. Focal point created by the log burner and fireplace. Central heating radiator. Opening through to the dining area and kitchen.

Kitchen/Diner

11' 5" x 12' 1" (3.49m x 3.68m) max points L shape

The kitchen area has two uPVC double glazed windows to the side elevation and a window to the rear to the dining area. Fitted with a

range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob. Splashback tiling. Central heating radiator.

Utility

6' 10" x 5' 5" (2.093m x 1.653m)

With tiled flooring and having plumbing for a washing machine. Door also leading into the conservatory.

Sitting Room or Potential Third Bedroom

11' 11" x 11' 4" (3.633m x 3.443m)

A versatile space currently used as a second sitting room although it could be possible to use this as a third bedroom for those wishing to do so. Central heating radiator. uPVC double glazed windows to the front and side elevations.

Conservatory

9' 11" x 13' 1" (3.029m x 3.9814m)

uPVC double glazed and having French doors to the rear leading out to the garden. Doors also leading from the sitting room and utility.

First Floor Landing

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom One

11' 11" x 8' 8" (3.637m x 2.634m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe / airing cupboard.

Bedroom Two

8' 2" x 9' 11" min (2.493m x 3.035m)

uPVC double glazed window to the rear elevation. Central heating radiator. Loft access.

Outside

Set upon this good sized corner plot with gardens that wrap around the whole of the property. The majority of the gardens are lawned with picket fencing to its perimeter. Ample off road parking and space to accommodate a caravan or similar. Greenhouse and garden shed.



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 A: 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.

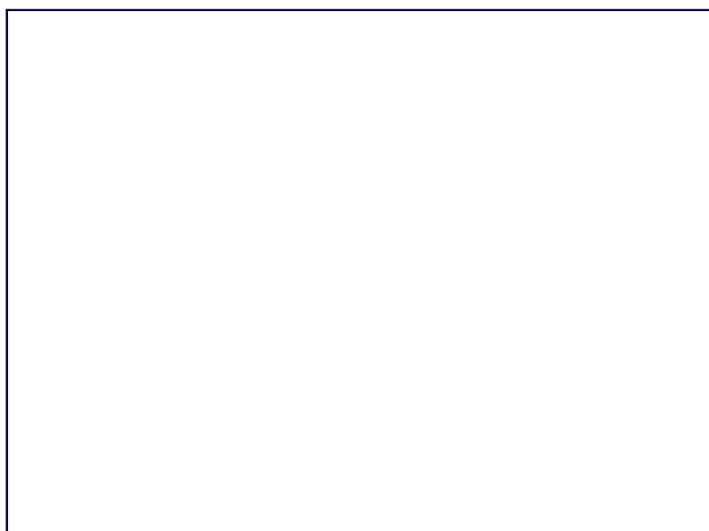
Property Management

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

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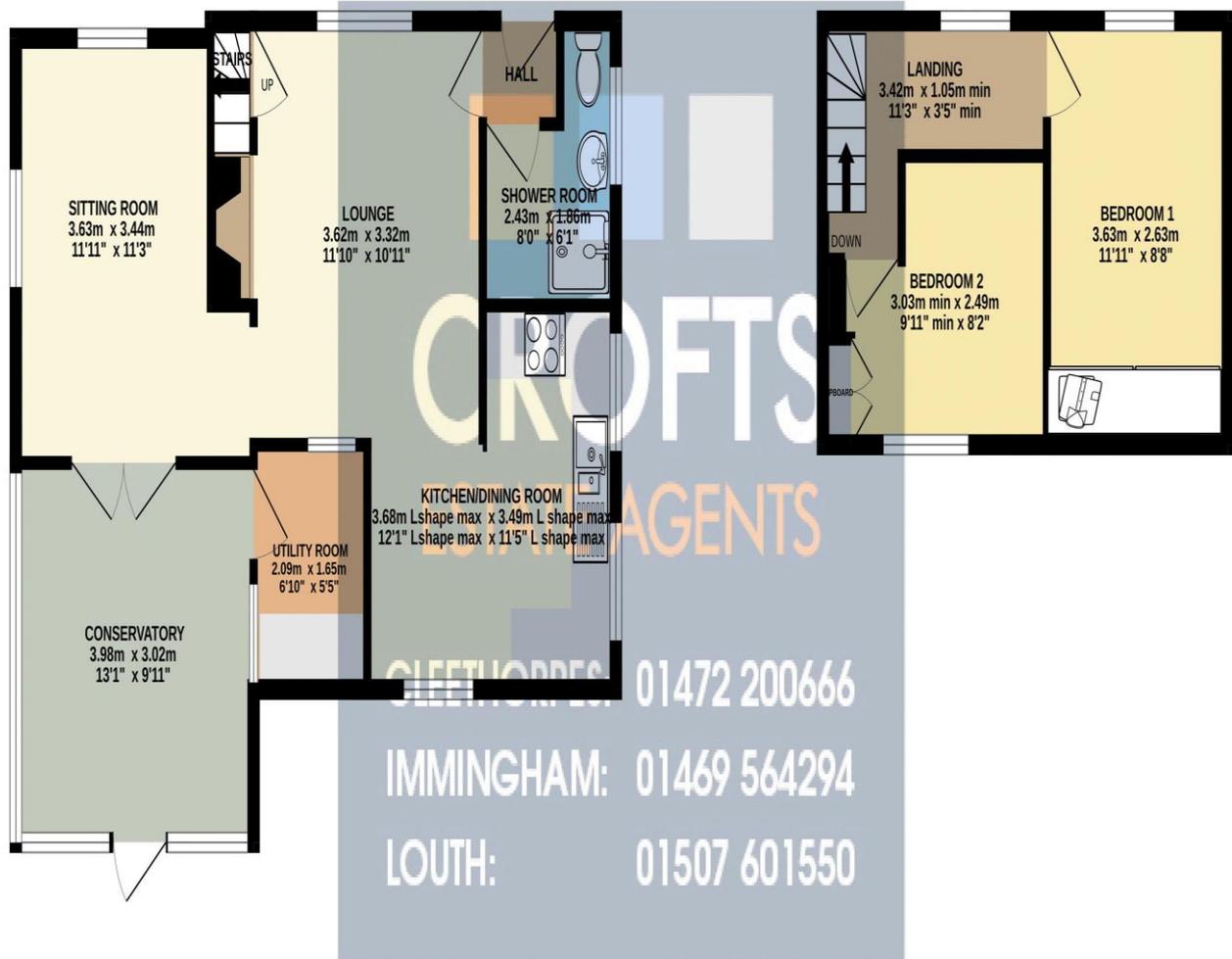
OPEN 7 DAYS A WEEK

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
53.1 sq.m. (571 sq.ft.) approx.

1ST FLOOR
21.1 sq.m. (227 sq.ft.) approx.



TOTAL FLOOR AREA: 74.1 sq.m. (798 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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