



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



6 David Avenue
Louth
LN11 0DJ

Offers in the Region Of £215,000

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

Early viewing is highly recommended on this beautifully presented two-bedroom semi-detached bungalow, occupying a generous plot within one of Louth's popular and well-established residential locations. Having recently undergone a comprehensive programme of refurbishment and redecoration, the property offers stylish, move-in-ready accommodation that will appeal to downsizers, professional couples, and those seeking single-storey living without compromise. Finished throughout in contemporary neutral tones, this attractive home benefits from gas central heating and uPVC double glazing and has been thoughtfully updated to create bright, welcoming living spaces. The accommodation comprises a welcoming entrance hallway, a modern fitted kitchen with ample storage and workspace, a spacious lounge/dining room with doors opening directly onto the rear garden, two well-proportioned bedrooms, and a stylish bathroom. Externally, the property continues to impress with a driveway providing ample off-road parking, leading to a detached garage. The bungalow sits on a delightful plot with gardens to both the front and rear, offering the perfect opportunity for the next owner to personalise and create their own outdoor haven. The private rear garden enjoys a sunny aspect and an excellent degree of seclusion, making it an

ideal space for relaxing, entertaining family and friends, or simply enjoying the peaceful surroundings. Situated within easy reach of Louth's thriving market town centre, excellent local amenities, and picturesque countryside walks, this superb bungalow on LN11 0DJ presents a rare opportunity to purchase a beautifully updated home in a highly desirable location.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Storage cupboard.

Lounge

14' 1" x 11' 11" (4.28m x 3.63m)

A well proportioned living space, neutrally decorated and offering coving to the ceiling. Central heating radiator. Fireplace with living flame gas fire. The lounge then opens through to a dining or sitting area.

Dining Room

13' 0" x 8' 6" (3.95m x 2.60m)

Offering a dual aspect view, the dining room has a large uPVC double glazed window to the side and patio doors to the rear. Coving to the ceiling. Central heating radiator.

Kitchen

12' 0" x 8' 4" (3.65m x 2.55m)

A beautifully appointed modern fitted kitchen, thoughtfully designed with an extensive range of contemporary shaker-style wall and base units complemented by contrasting work surfaces and attractive tiled splashbacks. Incorporating an inset sink with mixer tap, integrated electric oven with four-ring gas hob and concealed extractor above, together with ample space and plumbing for additional appliances. A useful central breakfast bar provides further preparation space and casual dining, while the large window and glazed rear door allow plenty of natural light to flood the room and provide direct access to the rear garden. A stylish, practical kitchen perfectly suited to everyday family living.

Bathroom

6' 7" x 5' 4" (2.01m x 1.62m)

A stylish, contemporary bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin with chrome mixer tap, and low-flush WC. Finished to an excellent standard with attractive full-height contemporary wall tiling surrounding the bath and complementary half-height tiling to the remaining walls. A frosted uPVC window provides natural light and ventilation, creating a bright and fresh space, ideal for everyday family living.

Bedroom 1

11' 3" x 7' 8" (3.43m x 2.33m)

A large double bedroom with uPVC double glazed window to the front aspect. Fitted wardrobe and overhead storage cupboards. Central heating radiator.

Bedroom

2

13' 7" x 9' 7" (4.15m x 2.93m)

Another lovely bedroom with double glazed window and once more being fitted with fitted wardrobe and overhead storage cupboard.

Outside

The property benefits from spacious and mature gardens that offer excellent potential for outdoor living, entertaining, and gardening enthusiasts. To the front, a generous, well-proportioned lawn provides an attractive setting framed by established trees and planting. Neatly bordered by low stone walls, decorative metal railings and mature hedging, the front garden feels open and welcoming with a wide driveway offering ample off-road parking leading to a detached garage. Striking large specimen tree adding to the kerb appeal. The rear garden is particularly impressive,

extending to a good depth and enjoying a high degree of privacy thanks to mature hedging and fencing. A substantial paved patio area directly adjoins the house, creating the perfect space for al fresco dining and relaxation. Beyond this lies a large, open lawn area with established borders, shrubs and climbing plants that offers a wonderful blank canvas for landscaping or creating new garden features. The garden also includes a useful outbuilding and a greenhouse, providing valuable additional storage and gardening space. Overall, the south-facing gardens are versatile and full of potential, combining generous lawn space with mature planting in a private setting that will appeal to families and outdoor enthusiasts alike. While the lawn would benefit from some refreshing, the scale and layout present tremendous scope to create a beautiful family garden or low-maintenance retreat.

Garage

19' 6" x 9' 9" (5.95m x 2.97m)

Located to the side of the property and having side personal door as well as the main entry door.





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

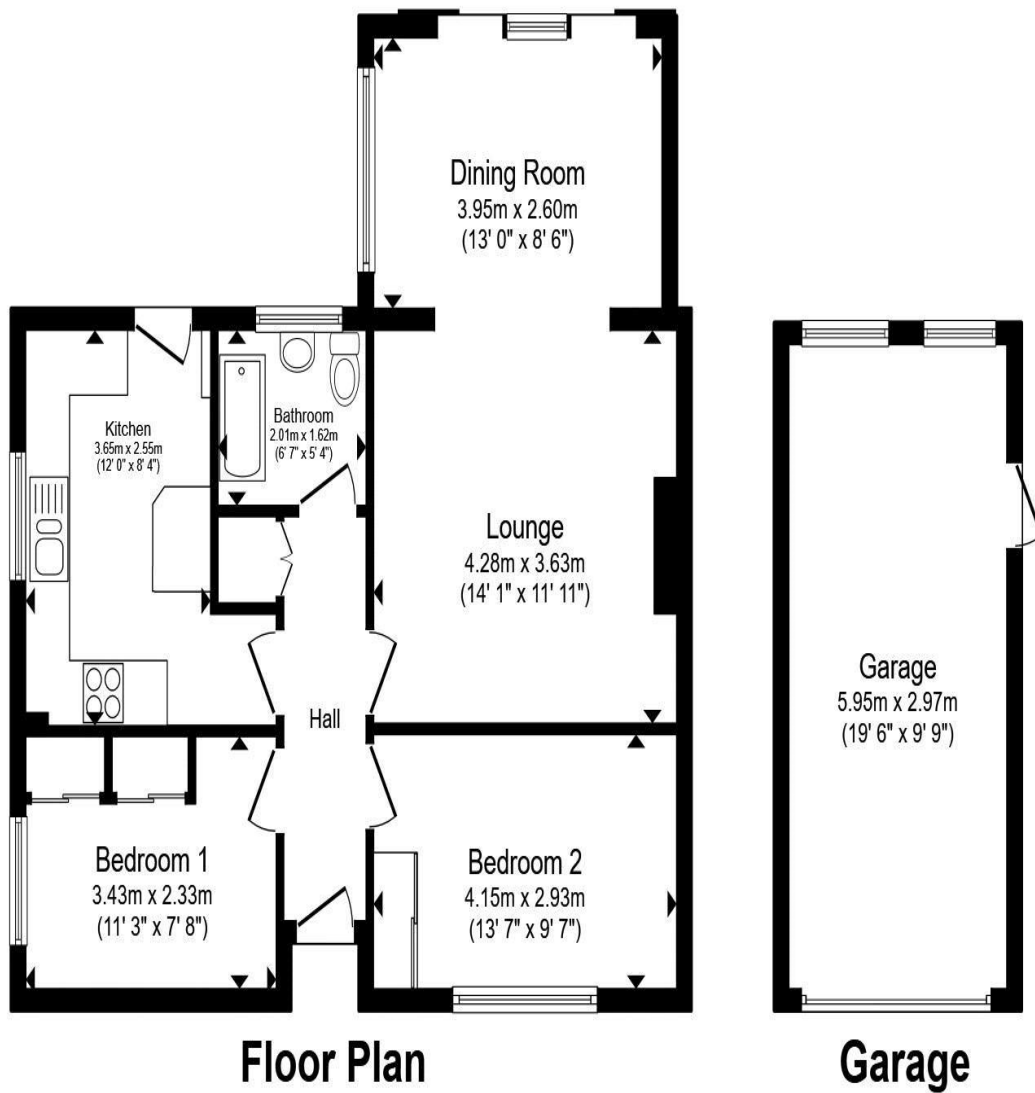
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



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)



Total floor area 81.8 m² (880 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

