CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









17 Newbridge Hill
Louth
LN11 0NQ

Offers in the Region Of £239,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

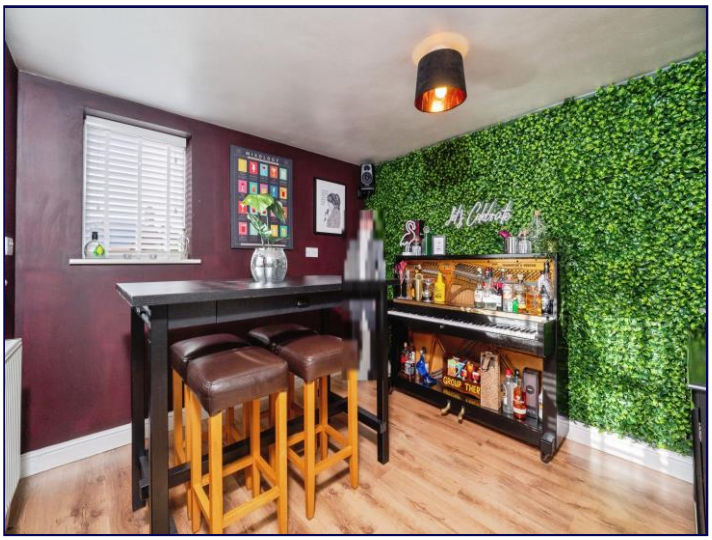
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Description
Beautifully Presented Three-Bedroom Character Home with Generous Living Space and Attractive Gardens situated in a highly desirable position within the historic market town of Louth. This charming and deceptively spacious three-bedroom character property offers an exceptional blend of period charm, modern convenience and versatile family living. Beautifully maintained by the current owners, the property is presented to an excellent standard throughout and provides the ideal opportunity for those seeking a characterful home with generous accommodation and attractive outdoor space. Internal viewing is strongly recommended to fully appreciate the size, presentation and quality on offer. Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises a welcoming entrance hallway, comfortable lounge with character features, spacious dining room, fitted kitchen, useful utility room, ground floor cloakroom/W.C. and an attractive garden room overlooking the rear garden. To the first floor, a spacious landing provides access to three well-proportioned bedrooms and a stylish family bathroom, offering comfortable accommodation ideally suited to modern family life. Externally, the property enjoys an attractive frontage, whilst to the rear there is a superb multi-level garden designed with both relaxation and entertaining in mind. Featuring patio seating areas, lawned gardens and space for al fresco dining, it provides the perfect setting for enjoying outdoor living throughout the warmer months. Offering a wonderful combination of character, space and practicality in one of Lincolnshire's most sought-after market towns, this impressive home is sure to appeal to a wide range of buyers. Viewing is essential to fully appreciate the charm, generous accommodation and lifestyle opportunity that this outstanding home has to offer.

Entrance Hallway
Creating an excellent first impression, the welcoming entrance hallway is bright and spacious, featuring attractive wooden flooring, decorative dado rail detailing, useful storage understairs storage and a striking staircase rising to the first floor with painted balustrade and timber handrail. Natural light floods the space through the stylish composite front entrance door with feature glazed panels and arched fanlight above, while a radiator provides comfort and warmth. Internal doors lead to the principal ground floor accommodation.

Lounge
14' 0" x 13' 1" (4.26m x 3.99m)
A beautifully presented and generously proportioned lounge, full of character and warmth, featuring a charming exposed brick fireplace inset with a cast iron multi-fuel stove which creates an

attractive focal point to the room. A walk-in bay window to the front elevation provides excellent natural light, complemented by high ceilings with decorative coving and attractive wood flooring throughout and a radiator. Open-plan access to the dining room enhances the sense of space, making this an ideal room for both everyday living and entertaining.

Dining Room
11' 0" x 11' 10" (3.36m x 3.61m)
A superb formal dining room, seamlessly open to the lounge and offering an ideal space for entertaining and family gatherings. Retaining much of the property's charm and character, the room features high ceilings with decorative coving, attractive wood flooring, a feature fireplace with timber surround and a radiator. A large rear-facing window allows excellent natural light, creating a bright and inviting atmosphere, while the generous proportions comfortably accommodate a substantial dining suite.

Kitchen
12' 4" x 10' 8" (3.77m x 3.25m)
A stylish and well-appointed breakfast kitchen fitted with a comprehensive range of shaker-style wall and base units complemented by contrasting work surfaces and contemporary tiled splashbacks. The kitchen is equipped with a four-ring gas hob with extractor above, integrated double oven, inset sink with mixer tap, integrated dishwasher and ample space for additional appliances. A fitted breakfast bar provides an ideal spot for informal dining, morning coffee or socialising while preparing meals. Natural light is provided by a large window to the side elevation, creating a bright and airy workspace, while tiled flooring adds both practicality and style. Door leading to the rear lobby/utility area.

Utility Room
With uPVC double glazed window to the side elevation, the utility room has plumbing for a washing machine. Gas boiler.

Cloakroom
Equipped with a close coupled w.c and wall mounted wash basin. Splashback tiling. Tiled flooring.

Garden Room
11' 3" x 9' 9" (3.43m x 2.96m)
Versatile and stylish garden room offering excellent additional living space, currently utilised as an impressive entertaining area. Enjoying dual-aspect windows and direct access to the garden, the room is flooded with natural light and features attractive flooring, radiator heating and a contemporary décor throughout. With ample space for seating and dining furniture, this flexible room would make an ideal garden lounge, home office, games room or hobby room, perfectly suited to modern family living and year-round enjoyment.

First Floor Landing
A spacious split-level landing that enhances the character of the home, featuring attractive period-style balustrading with painted spindles and a timber handrail. The landing benefits from high ceilings, decorative coving and a pleasant sense of light and space, with doors providing access to all first-floor bedrooms and the family bathroom. A useful area for occasional furniture or display pieces, further emphasising the generous proportions found throughout the property.

Bedroom One
14' 2" x 16' 1" (4.32m x 4.89m)
A beautifully presented and generously proportioned principal bedroom, offering an excellent retreat within the home. Featuring attractive original-style wooden flooring, radiator, high ceilings and two large windows that flood the room with natural light, this spacious double bedroom comfortably accommodates substantial bedroom furniture. The room further benefits from a comprehensive range of fitted wardrobes providing excellent storage, while retaining a bright and airy feel throughout. Completing the accommodation is a private en-suite shower room, adding both convenience and practicality to this impressive principal suite.

Ensuite
4' 3" x 6' 6" (1.29m x 1.99m)
Serving the principal bedroom, the en-suite shower room is fitted with a three-piece suite comprising a corner shower enclosure with shower unit, low-flush WC and wall-mounted wash hand basin. Fully tiled walls create a clean and low-maintenance finish, while the neutral décor enhances the bright and airy feel of the space. Down lighting to the ceiling. A practical addition to the main bedroom, providing convenience and privacy for homeowners and guests alike.

Bedroom Two
12' 10" x 11' 10" (3.90m x 3.60m)
A generous second double bedroom, beautifully presented and enjoying a bright and airy feel throughout. The room benefits from





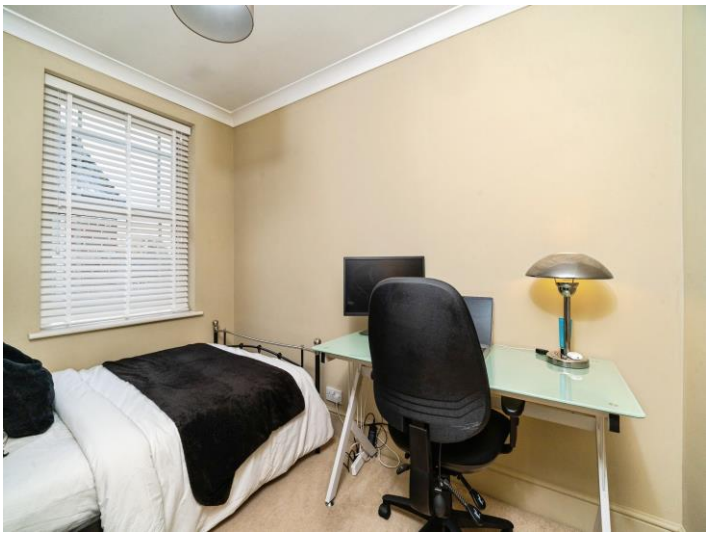
a large window allowing excellent levels of natural light, while the well-proportioned layout comfortably accommodates a double bed and additional bedroom furniture. The second bedroom access the loft with a built in loft ladder. Finished in neutral tones with fitted carpeting and a radiator, this attractive bedroom offers a comfortable and versatile space, ideal for family members or guests.

Bedroom Three
7' 4" x 10' 2" (2.24m x 3.11m)
A well-presented and versatile bedroom, ideally suited as a comfortable guest room, children's bedroom or home office. The room benefits from a window providing good levels of natural light, creating a bright and pleasant environment, while the proportions comfortably accommodate a bed and additional furniture. Neutrally decorated throughout and fitted with a radiator.

Bathroom
9' 9" x 7' 4" (2.96m x 2.24m)
A spacious family bathroom fitted with a modern three-piece suite comprising a large double ended panelled bath with shower and glazed screen, low-flush WC and wash hand basin set within a vanity unit. The room is complemented by tiled splashback areas and contemporary flooring, while a large opaque window provides excellent natural light whilst maintaining privacy. Additional loft access to the ceiling. Generous proportions ensure practicality for family living, creating a bright and functional bathroom ideally suited to both everyday use and relaxation.

Outside
A particular feature of the property is the beautifully established, multi-level, south facing rear garden which enjoys a sunny aspect and provides a wonderful space for outdoor living and entertaining. Directly adjoining the house is an elevated paved terrace, ideal for al fresco dining, complete with a built-in brick barbecue and ample seating space. Steps lead down to a further seating area and a well-maintained lawn, all enclosed by mature hedging and established planting which create a high degree of privacy and a delightful green backdrop. The garden offers a variety of areas in which to relax and enjoy the sunshine throughout the day, making it perfectly suited to both family enjoyment and social gatherings. A useful garden shed provides additional outdoor storage useful for storing bins. Shared passageway behind the property offering access to the rear garden.

Additional Information
"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies"









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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

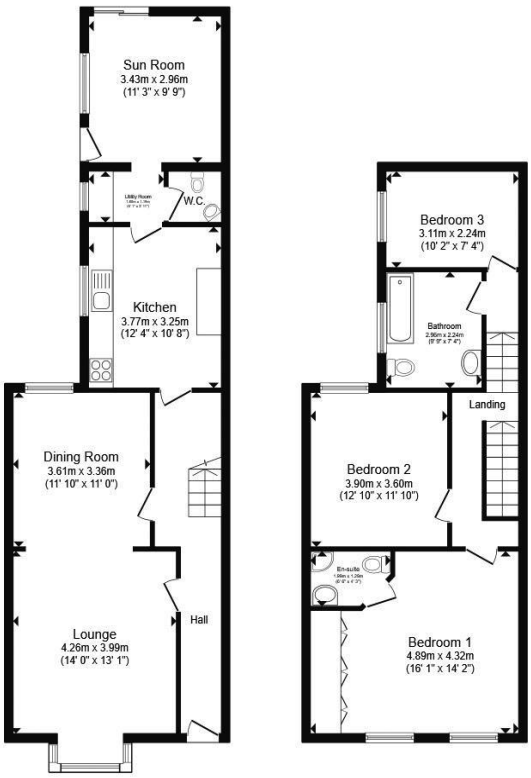
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





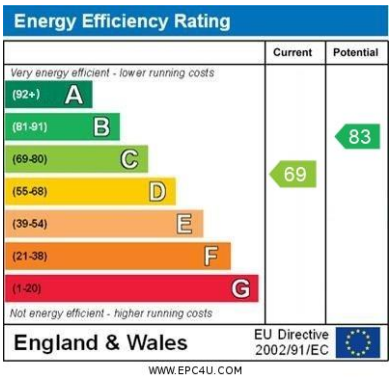


Ground Floor **First Floor**

Total floor area 127.8 m² (1,375 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

CROFTS
ESTATE AGENTS



WWW.EPC4U.COM

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.
MS/SEQ/8768/08.26