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



48 Radcliffe Road
Healing
DN41 7NL

Offers in the Region Of £345,000

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Property Description

Early viewing is highly recommended to fully appreciate this spacious and versatile detached family bungalow, occupying an exceptional plot with stunning open field views to the rear, creating a truly enviable setting. Offered to the market with no forward chain on the vendor's side, this well-maintained home provides flexible accommodation arranged over two floors. Internally, the property briefly comprises an inviting entrance/dining hall, a generous living room, fitted kitchen, dining/garden room, conservatory, useful laundry room with WC, family bathroom, and a ground floor bedroom. To the first floor are two further well-proportioned bedrooms. Externally, the property continues to impress with a driveway providing ample off-road parking, a detached garage, and beautifully established gardens. The rear garden is undoubtedly one of the home's standout features, enjoying a superb degree of privacy and uninterrupted panoramic views across open countryside – a rare opportunity that must be seen in person to be fully appreciated. Further benefits include gas central heating and uPVC double glazing throughout. Combining generous living space, outstanding outdoor areas and a highly desirable outlook, this fantastic home offers an ideal opportunity for families, downsizers and those seeking a peaceful lifestyle in a picturesque setting.

Dining Hallway

15' 4" x 10' 11" (4.67m x 3.33m)

The hallway has been opened through to the dining area but this could easily be separated for those wishing to do so. uPVC double glazed entry door to the front elevation along with a bow window. Coving to the ceiling and dado rail to the walls. Staircase to the first floor. Central heating radiator.

Living Room

15' 5" x 11' 6" (4.69m x 3.50m)

With coving to the ceiling and having a uPVC double glazed window to the side and window and entry door to the rear leading through to the conservatory. Skirting board radiators. Fire surround.

Kitchen

11' 3" x 9' 5" (3.44m x 2.86m)

The kitchen offers 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 gas hob. uPVC double glazed window to the side elevation. Opening to a sitting / dining area.

Dining/Sitting Room

11' 3" x 6' 10" (3.44m x 2.09m)

Neutrally decorated and having patio doors to the rear elevation. Central heating radiator. Opening to the conservatory.

Conservatory

15' 4" x 10' 10" (4.67m x 3.29m)

A well proportioned conservatory with central heating radiator. uPVC double glazed with doors out to the garden. Wooden flooring.

Laundry/Cloakroom

6' 5" x 5' 11" (1.96m x 1.80m)

With double glazed window, this versatile space offers base unit with work surfacing over and space and plumbing for a washing machine. Also equipped with a w.c and wash hand basin. Tiling to half height. Central heating radiator.

Bathroom

8' 2" x 7' 11" (2.48m x 2.41m)

Located to the ground floor and having double glazed window to the side elevation. Ready for an upgrade but offering great potential due to its space and current equipped with a bath, pedestal wash hand basin and low level w.c. Central heating radiator. Tiling to the walls.

Bedroom Two

12' 2" x 11' 5" (3.71m x 3.49m)

Located to the ground floor, this double bedroom has a uPVC double glazed bow window to the front elevation. Central heating radiator. Fitted wardrobes and dressing table.

First Floor Landing

With large storage cupboard which houses an Ideal gas boiler which was installed around five years ago.

Bedroom One

14' 2" x 10' 2" (4.33m x 3.09m)

Double glazed window to the rear. Central heating radiator. Fitted wardrobe.

Bedroom Three

12' 3" x 10' 2" (3.73m x 3.10m)

The final of the three bedrooms has double glazed window, central heating radiator. and fitted wardrobe.

Outside

This appealing detached brick bungalow occupies a generous, well-proportioned plot and enjoys excellent kerb appeal. The front elevation features warm red brick complemented by white cladding to the gable, a traditional tiled roof and white double glazed

windows with attractive leaded detailing. A neat lawn and established shrub borders create a welcoming approach, while a block-paved driveway provides ample off-road parking leading to the detached garage. The rear garden is a particular highlight, forming a beautifully landscaped and private oasis with an extensive lawn ideal for family use and entertaining. It includes a generous paved patio area, a variety of mature trees including specimen conifers and productive fruit trees, well-stocked flower beds and colourful shrubberies, a useful greenhouse, timber outbuilding and a pond. The garden enjoys peaceful far-reaching views across open countryside, with well-defined boundaries of mature hedging, fencing and brick walls ensuring privacy. Additional practical features include side access, and multiple seating areas. Overall, the exterior presents a charming, low-maintenance appearance with an exceptional, mature garden that is rarely found with a bungalow of this type.



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 C: 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.

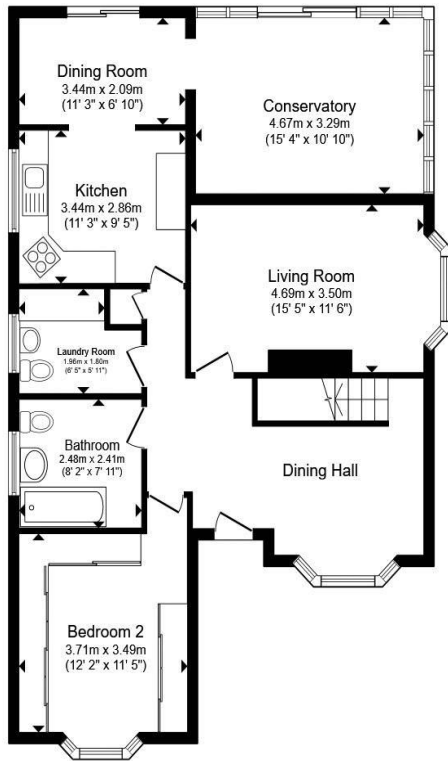




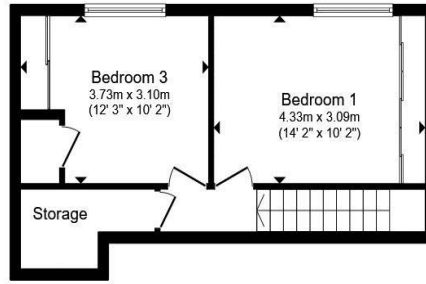
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

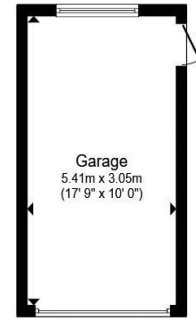
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 146.2 m² (1,574 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

