



# 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



392 Seawall Lane  
North Cotes  
DN36 5XE

Auction Guide Price £180,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Property Description**

Positioned within the historic former RAF base at North Cotes, this two-bedroom former officers' residence presents a rare and exciting opportunity for buyers seeking a project with exceptional potential. Occupying a generous plot, the property enjoys an attractive setting with strong kerb appeal and a sense of space that is increasingly hard to find. Requiring full refurbishment throughout, the house offers a superb canvas for modernisation and value enhancement. The well-proportioned interior begins with a spacious entrance hall leading to a large L-shaped lounge, providing excellent natural light and flexible living space. A separate dining room and breakfast kitchen create further scope for redesign, while a ground floor cloakroom adds convenience. Upstairs, the property continues to impress with two double bedrooms, a family bathroom, and an additional large cloakroom and storage room, offering potential for reconfiguration to suit contemporary living requirements. A particularly notable feature is the substantial brick and tile outbuilding, extending to over 50m<sup>2</sup>, complete with its own private gated driveway. This highly unusual addition provides outstanding versatility, whether for workshop use, storage, home business purposes, or potential conversion (subject to necessary consents). Externally, the rear garden is mainly laid to

lawn with a splayed design, enclosed by fencing and complemented by mature trees. To the front, a long tarmac driveway leads to a detached brick garage, providing ample off-road parking. Combining character, space, and unique development potential, this is a compelling investment opportunity in a distinctive setting.

**Entrance hall**

9' 2" x 12' 0" (2.80m x 3.66m)

The entrance hall has wood glazed front door, wood DG window to the rear, cream decor, brown carpet, radiator, ceiling light and under stairs storage cupboard.

**Lounge**

18' 1" x 14' 7" (5.50m x 4.44m)

A spacious L shaped lounge has two wood DG windows to the front, wood glazed French doors to the lounge, cream decor to coving, cream carpet, wood surround, cast iron and tiled inset and open fire with tiled hearth, two radiators and four wall lights.

**Dining room**

10' 11" x 10' 11" (3.33m x 3.33m)

With wood glazed French doors from the lounge the dining room has wood DG window to the front, cream decor to coving, cream carpet, ceiling light, radiator, and electric wall heater.

**Kitchen breakfast room**

9' 2" x 13' 6" (2.80m x 4.11m)

The room has wood wall and base units with small area for breakfast table, light brown tiled floor, brown 1.5 sink drainer, integral electric oven grill, electric hob with extractor and fridge freezer with space for dish washer and washing machine. There is also a built in storage cupboard. The room has wood DG window and door to the rear, radiator and ceiling light,

#### Cloakroom

6' 0" x 4' 1" (1.82m x 1.25m)

A useful cloakroom off the entrance hall has cream WC and corner sink, splash back tiling, tiled floor, cream decor, frosted wood DG window and ceiling light.

#### Stairs and landing

The stairs turn 180 degrees past a gallery view to the ground floor as they rise to the first floor, the area has cream decor, wood DG to the side and rear, two ceiling lights to the landing, loft access, large storage cupboard and airing cupboard.

#### Bedroom

17' 11" x 10' 0" (5.45m x 3.06m)

A large double room has built in wardrobe, two wood DG windows, light pattern decor, brown carpet, four wall lights and radiator.

#### Bedroom Two

10' 11" x 15' 5" (3.33m x 4.69m)

A good sized double room with built in storage, wood window to the front, light pattern decor, brown carpet, pendant light and radiator.

#### Family Bathroom

9' 1" x 9' 11" (2.78m x 3.01m)

The family bathroom we believe was the former third bedroom and now has wood frosted window to the rear, corner bath, enclosed corner shower, vanity sink and no toilet. The room has tiled walls, pink carpet, two ceiling lights and radiator.

#### Cloakroom

6' 1" x 6' 11" (1.85m x 2.11m)

With WC, Bidet and sink the original bathroom now doesn't have a bath but would probably be part of a first floor reconfiguration. The room has wood frosted window to the side, half tiled walls with

dado rail and peach decor over. The room has radiator, ceiling light and radiator.

#### Garage and driveway

15' 9" x 9' 1" (4.81m x 2.76m)

A brick and corrugated roof garage has up and over metal door with timber door out to the side. The garage has power and light and in front of it has tarmac driveway for parking.

#### Work shop room 1

18' 4" x 10' 1" (5.58m x 3.08m)

#### Work shop room 2

18' 4" x 20' 3" (5.58m x 6.17m)

#### Work shop room 3

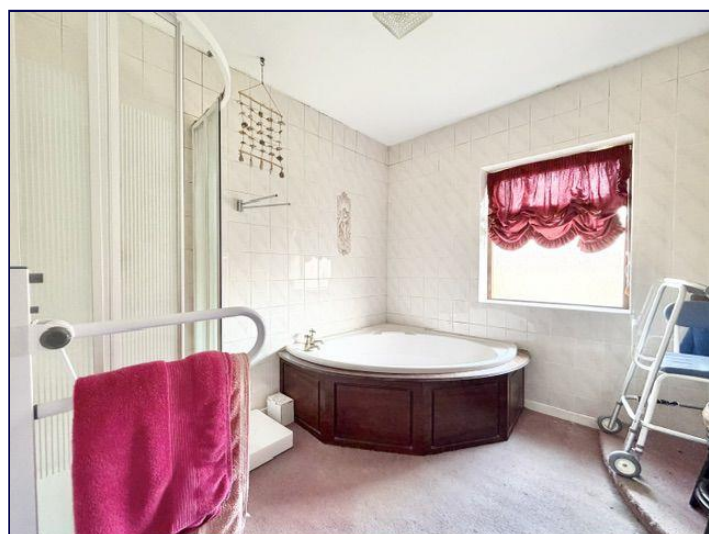
18' 4" x 18' 0" (5.58m x 5.49m)

#### Rear garden

A splayed rear garden offers southerly aspect and is primarily laid to lawn with concrete paths and concrete and slab patio area. There is a green house with solid base, garden to the side and an array of mature and fledgling trees. A timber gate leads to the front and the whole garden is enclosed with timber fencing.

#### Front garden

A neat lawn frontage with tall conifers makes for good curb appeal with tarmac driveway to the detached garage. There is a separate driveway access to locked iron gates to the rear work shop.



### 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](http://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](http://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

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





**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  
67.0 sq.m. (721 sq.ft.) approx.

1ST FLOOR  
53.2 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA: 120.2 sq.m. (1294 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.

Made with Metropix ©2026