



# CROFTS ESTATE AGENTS

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17 Thornton Court  
New Waltham  
DN36 4LS

Offers in the Region Of £185,000

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### Property Description

Set upon an impressive 0.13 acre plot, this deceptively spacious three-bedroom semi-detached dormer bungalow presents an outstanding opportunity for growing families or those seeking versatile living with ample space for visiting grandchildren. Boasting extensive off-road parking, the property is ideal for multiple vehicles, caravans, or a motorhome, further complemented by a double detached garage—perfect for storage, hobbies, or workshop use. The accommodation is both flexible and well-proportioned. A welcoming entrance hall leads to a bright kitchen breakfast room, ideal for family gatherings, alongside a comfortable lounge and a delightful conservatory that enjoys views over the generous south-facing garden—a perfect space for entertaining or relaxing in the sun. The ground floor also offers a bedroom, bathroom, and a versatile walk-through sitting room, providing excellent adaptability for multi-generational living or those requiring ground floor accommodation. To the first floor, two further well-sized bedrooms offer comfortable space for family members or guests, ensuring practicality without compromising on comfort. Externally, the property truly excels. The substantial rear garden enjoys a sunny aspect, offering plenty of room for children to play, outdoor dining, or simply unwinding in a peaceful setting. The expansive

frontage provides rare levels of parking, making it particularly attractive for buyers with multiple vehicles or recreational needs. Ideally located within close proximity to local schools, amenities, and bus routes, this home strikes the perfect balance between convenience and space. A superb, versatile property that caters effortlessly to both younger families and those seeking long-term, adaptable living.

### Entrance Hall

6' 3" x 9' 5" (1.90m x 2.87m)

uPVC frosted door from small covered porch to hallway with, light brown carpet, grey decor, radiator and pendant light.

### Lounge

15' 5" x 10' 10" (4.69m x 3.31m)

A well proportioned lounge has uPVC bay window to the front, blue carpet and blue and white decor to coving. The room has white fire surround with cast iron and tiled inset and a black tiled hearth. The room has dado rail, ceiling rose with pendant light and radiator.

### Sitting room

12' 7" x 15' 4" (3.83m x 4.68m)

A large reception room is currently used as a bedroom but is the room you go through to get to the first floor. The room has uPVC French doors to the rear, uPVC window to the rear, radiator, grey

decor with dado rail and coving, wood laminate flooring under stairs storage cupboard and ceiling light.

### **Kitchen**

11' 3" x 12' 10" (3.43m x 3.92m)

The kitchen has grey painted wall and base units with black work top and white splash back tiling over. The room has gas hob with extractor over, Belfast style sink, oven grill, space for washing machine and dishwasher, breakfast bar, cream tiled floor, three uPVC windows, door from the conservatory, radiator and ten down lights.

### **Conservatory**

18' 7" x 9' 1" (5.67m x 2.76m)

A large conservatory extension has brick base with uPVC windows and frosted roof, there are fitted blinds, wood laminate flooring, grey decor and radiator with uPVC French doors to the rear garden.

### **Bedroom One**

11' 10" x 10' 4" (3.60m x 3.16m)

The ground floor main bedroom has uPVC bay window to the front, fitted wardrobes, grey decor with feature wall, cream carpet, pendant light and radiator.

### **Family Bathroom**

5' 5" x 9' 5" (1.65m x 2.87m)

The bathroom has three piece white suite with separate enclosed shower. The room has white tile splash backs with grey decor over, chrome towel radiator, two frosted windows to the rear, grey wood laminate flooring, grey sparkle aqua boarding to the wet areas, two ceiling lights, radiator and blinds to the windows.

### **Stairs and landing**

The stairs and landing have grey carpet and decor with pendant light to the landing.

### **Bedroom Two**

10' 2" x 14' 1" (3.09m x 4.29m)

The larger of the two first floor bedrooms has uPVC window to the front, light brown carpet, aqua marine decor and purple decor, radiator and pendant light.

### **Bedroom Three**

10' 7" x 11' 3" (3.23m x 3.43m)

The third bedroom has uPVC window to the rear, blue carpet, grey decor, radiator and ceiling light.

### **Double Garage**

A large double concrete sectional garage with two up and over doors sits at the end of a block paved and crazy paved driveway which goes forward to tall timber gates for both pedestrian and vehicular access.

### **Rear garden**

A large south facing rear garden enjoys a splayed aspect, getting wider as it goes back and primarily laid to lawn with gravel beds. There is a block paved pathway with steps up the the French doors of the sitting room with tall timber fencing to all sides.

### **Front garden and parking**

The front garden has open fronted block paved driveway with space for approximately 3/4 cars with gates separating the front and the back garden.



### 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](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

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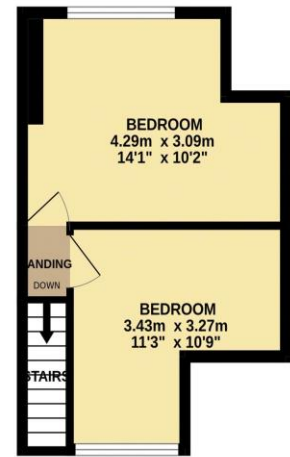
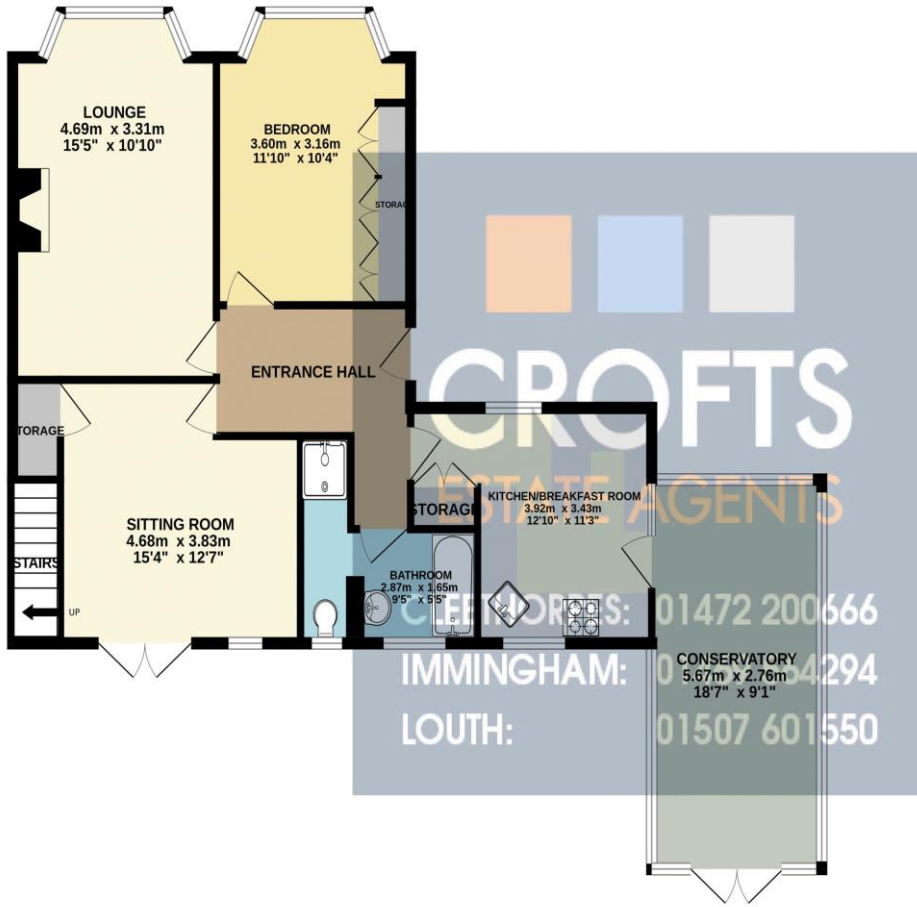
**OPEN 7 DAYS A WEEK**

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  
85.6 sq.m. (922 sq.ft.) approx.

1ST FLOOR  
23.3 sq.m. (251 sq.ft.) approx.



TOTAL FLOOR AREA: 109.0 sq.m. (1173 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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