



# 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



**2 Ticklepenny Walk  
Louth  
LN11 0GG**

**£425,000**

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

Situated in a highly desirable position on Ticklepenny Walk, Louth, this exceptional detached family home offers spacious and versatile accommodation, finished to a superb modern standard throughout. The property has been thoughtfully designed to meet the needs of contemporary family living, with a stylish and welcoming interior that is ready to move straight into. At the heart of the home is the impressive fitted kitchen-diner, featuring a range of modern units, quality integrated appliances and ample dining space. Large bi-folding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and providing the perfect setting for entertaining family and friends. The ground floor also comprises a comfortable lounge, practical utility room and cloakroom/WC. Completing the accommodation is a versatile fifth bedroom with its own en-suite shower room, ideal for guests, multi-generational living or those working from home. To the first floor are four generously proportioned bedrooms. The principal and second bedrooms share a stylish Jack and Jill bathroom, while the remaining two bedrooms benefit from access to a contemporary Jack and Jill shower room, offering excellent convenience for growing families. Externally, the property enjoys low-maintenance gardens extending to three sides,

providing attractive outdoor space without the burden of extensive upkeep. To the front, a substantial driveway offers ample off-road parking for multiple vehicles. Combining modern design, flexible living space and a sought-after residential location, this outstanding family home represents a rare opportunity to acquire a beautifully presented property in one of Louth's most popular developments.

### Entrance Hall

Entering the property reveals a tiled floor.

### WC

The WC has fully tiled walls and flooring along with a WC.

### Lounge

19' 6" x 11' 11" (5.95m x 3.64m)

The lounge has a window to the front elevation, French doors to the side elevation, a radiator and a carpeted floor. There is also a fantastic media wall.

### Kitchen/Diner

24' 0" x 12' 8" (7.31m x 3.86m)

The kitchen-diner has a window to the side and rear elevation, Bi-folding doors to the rear and a tiled floor. There is also a fantastic fitted kitchen with an inset sink with instant hot water tap, an electric double oven and induction hob with an extractor over. There is also an integral fridge-freezer, wine cooler and a spacious island

with over hanging breakfast bar. Space to the side is in plentiful supply with a great space for a dining table and chairs.

#### Utility room

The utility space has a door to the side elevation, a tiled floor and plumbing for a washing machine.

#### Bedroom One

8' 8" x 13' 0" (2.64m x 3.95m)

Bedroom one has bi-folding doors to the front, a radiator and carpeted floor. This could also be used as a sitting room or home office.

#### En-suite

8' 1" x 4' 0" (2.47m x 1.21m)

The en-suite has an opaque window to the rear elevation, fully tiled walls and flooring and a superb white with a dual flush WC, basin set over a vanity unit and a walk in shower with a rainfall shower.

#### First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

#### Bedroom Two

13' 1" x 9' 5" (3.98m x 2.88m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a door to the jack and jill suite.

#### Bedroom Three

10' 5" x 11' 11" (3.17m x 3.62m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a door to the jack and jill suite.

#### Bedroom Four

10' 10" x 9' 5" (3.31m x 2.88m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a door to the jack and jill suite.

#### Bedroom Five

8' 8" x 11' 11" (2.65m x 3.62m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There is also a door to the jack and jill suite.

#### Jack and Jill bathroom

6' 4" x 9' 6" (1.93m x 2.90m)

With fully tiled walls and flooring and two heated towel rails. There is also a superb suite with a dual flush WC, basin and a double ended free standing bath.

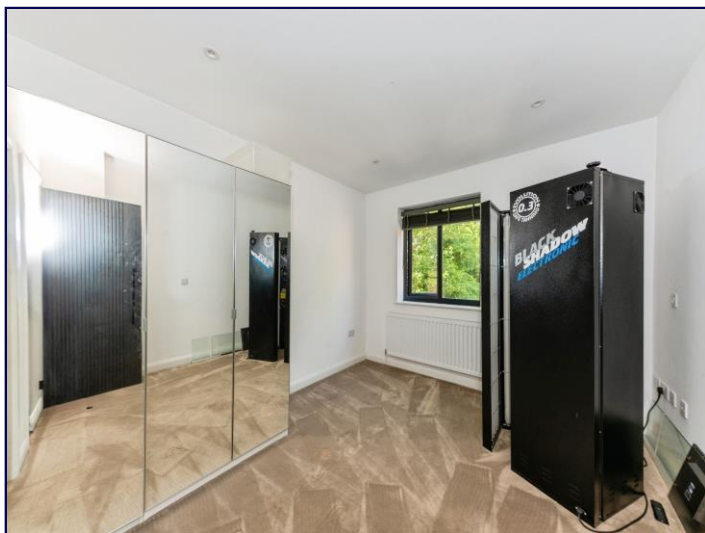
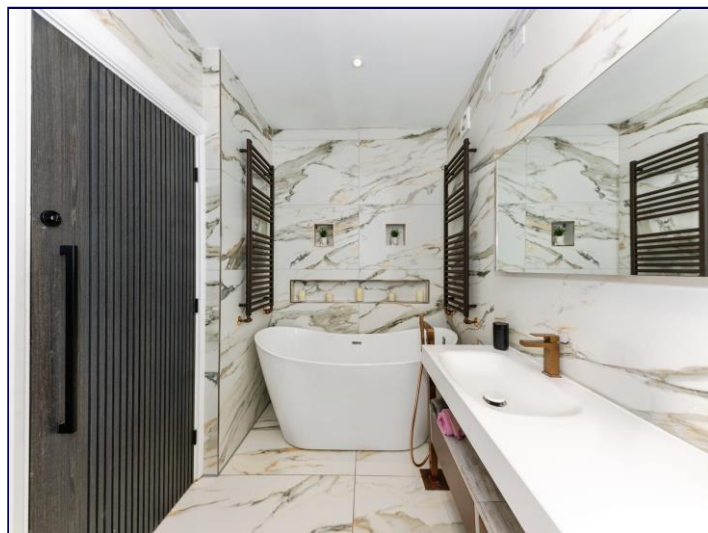
#### Jack and Jill shower room

5' 7" x 8' 9" (1.71m x 2.66m)

With full tiled walls and flooring, two heated towel rails and a superb suite with a dual flush WC, basin and a walk in rainfall shower.

#### Outside

With a superior frontage providing ample space for off road parking and also a motor home or van. The gardens are to all sides with a low maintenance theme flowing through. Starting from facing the property, to the left is pergola and an area of artificial grass which then is continued by a lovely feature patio area ideal for sun worshipping and alfresco dining. A gate to the side then opens to reveal a side patio area which could be useful for anyone with dogs to create an area for them, or an area for children to play in a secure space.





**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**

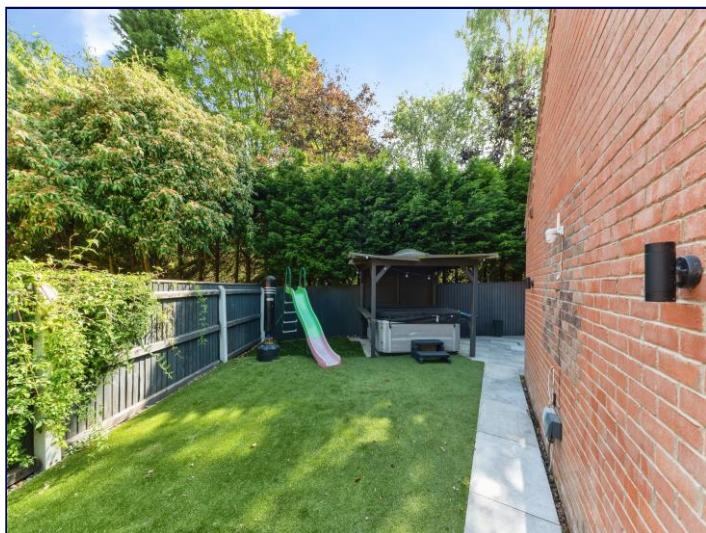
Band E: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**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**

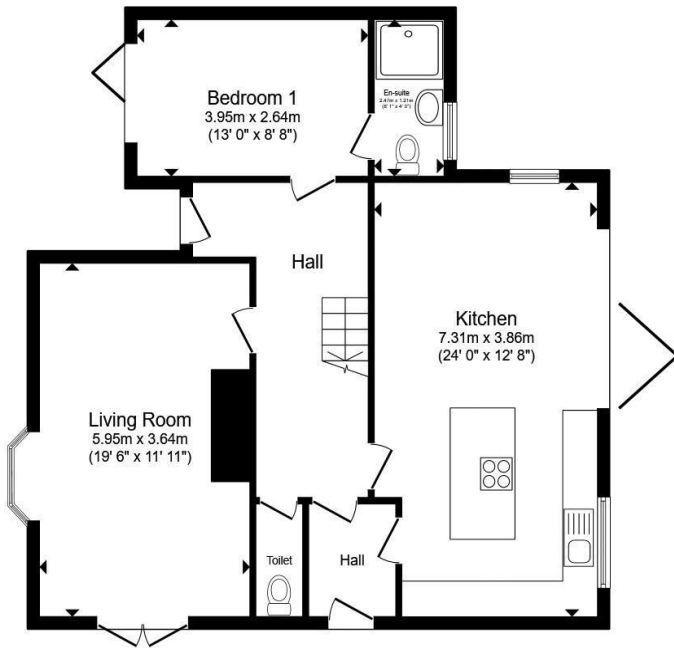
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



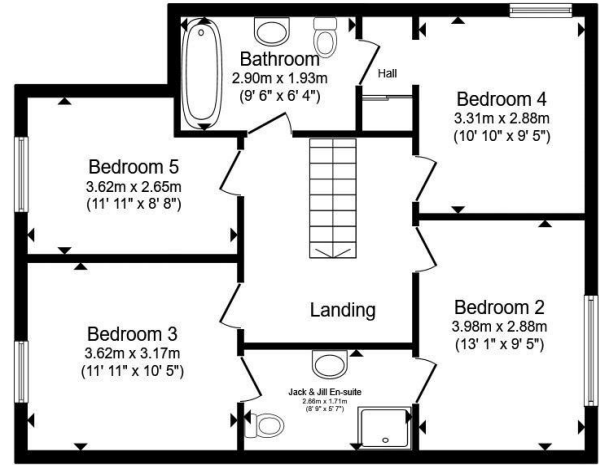
**OPEN 7 DAYS A WEEK**

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**

Total floor area 148.9 m<sup>2</sup> (1,602 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](http://www.focalagent.com)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.