



# CROFTS ESTATE AGENTS

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



Kirkby Cottage,  
Warren Road  
Saltfleet  
LN11 7RU

This spacious and very well presented detached residence was individually designed and built to a high standard in 2018. Set back from the road the property is approached by a large driveway providing extensive off road parking. The property provides flexible and spacious living accommodation throughout ideal for families. Early internal viewings are highly recommended and will reveal living accommodation comprising of: Lounge dining room, modern fitted kitchen, bathroom suite, two double ground floor bedrooms, two first floor double bedrooms and first floor shower room. Outside there is a large driveway and lovely sized private lawned garden to the rear.

Offers in the Region Of  
£270,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Kitchen**

15' 0" x 7' 1" (4.57m x 2.16m)

UPVC entrance door to the side opens into the modern fitted kitchen. UPVC double glazed window to rear. kitchen comprises of a range of high gloss wall and base units incorporating a stainless steel single bowl sink unit with mixer tap and drainer. Built in electric oven with four ring electric hob over and Cooke and Lewis chimney style extractor. Plumbing for washing machine. Wall mounted electric consumer unit. Radiator. Door to side leads into the lounge dining room

**Lounge**

24' 1" x 14' 1" (7.34m x 4.29m)

uPVC french doors to rear opening into the rear garden. uPVC window to side. Staircase leading up to the first floor landing. Two radiators. Doors leading to family bathroom suite and ground floor bedrooms

**Bedroom 3**

12' 0" x 11' 1" (3.66m x 3.38m)

uPVC window to rear, radiator

**Bedroom 4 / sitting room**

12' 0" x 10' 1" (3.66m x 3.07m)

uPVC window to front, radiator

**Family Bathroom**

8' 1" x 7' 1" (2.46m x 2.16m)

uPVC double glazed window to side. Superb modern three piece bathroom suite comprising of a roll top freestanding bath with stainless steel mixer tap and handheld shower attachment, pedestal wash hand basin and close coupled dual flush WC. Radiator.

**First Floor Landing**

Access to the loft space via the loft hatch. Spacious walk in storage cupboard with radiator. Radiator. Doors leading to bedrooms one, two and the shower room.

**Bedroom**

14' 1" x 14' 1" (4.29m x 4.29m)

uPVC window to rear, radiator

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**Bedroom 2**

12' 1" x 14' 1" (3.68m x 4.29m)

uPVC double glazed window to front, radiator

**Shower Room**

9' 1" x 6' 0" (2.77m x 1.83m)

Velux window to the side elevation. Fitted with a three piece suite comprising of a shower cubicle with mains shower over, vanity

wash hand basin with stainless steel mixer tap with storage below and close coupled dual flush WC. Radiator.

### Outside

The front of the property is well set back from the road , being approached by an elevated driveway enclosed by a boundary hedge and grass verge. There is a long driveway providing extensive off road parking leading to the private lawned rear 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.

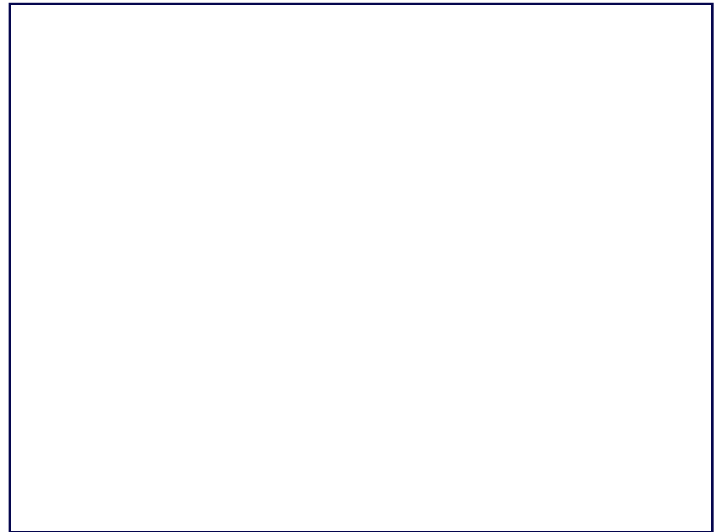
**Viewings**

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)



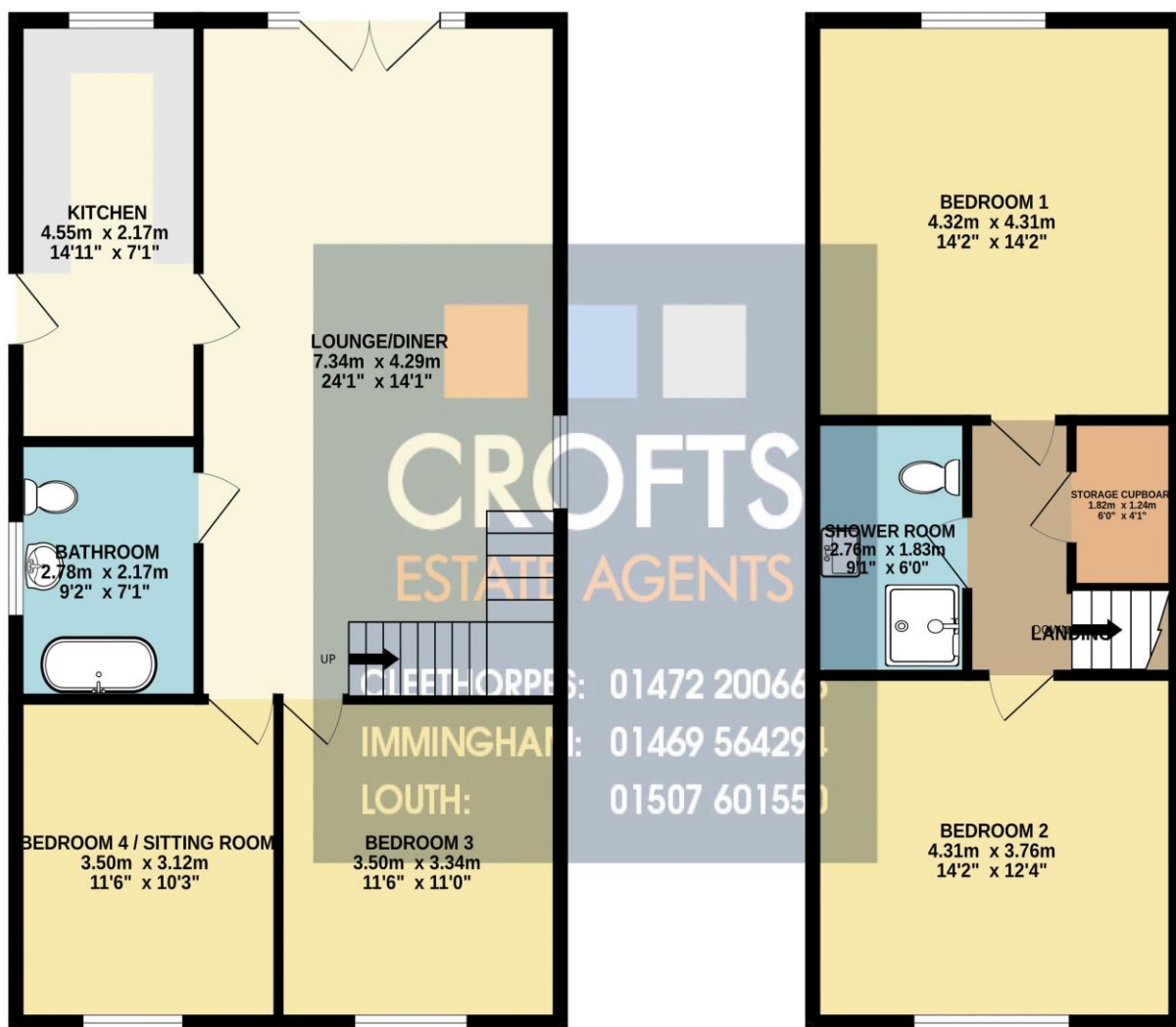


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
70.0 sq.m. (753 sq.ft.) approx.

1ST FLOOR  
46.7 sq.m. (503 sq.ft.) approx.



TOTAL FLOOR AREA: 116.7 sq.m. (1256 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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