



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**11a Broadbank  
Louth  
LN11 0EQ**

**Offers in the  
Region Of  
£395,000**

Ideal for a wide range of uses is this sympathetically converted detached historic building. It is tucked away in a quiet yet very central location and has been stylishly updated throughout. This move in ready home offers a perfect blend of space, convenience and comfort. The ground floor offers a huge storage, utility and work shop area. A feature oak veneer return staircase leads to the first floor, which has a stunning exposed original beams throughout. Three bedrooms, one with an en-suite, family bathroom and a snug area. The staircase continues to the second floor which is open plan the length of the building. It has vaulted ceiling, beams and could be used for many purposes. It has a kitchen, a range of relaxing seating, socialising, dinning, a hobby areas with doors off to an attractive clock room and a small relaxation room. Double doors with Juliet balcony to the entrance side and five conservation roof lights to the front side. Outside it has parking for two cars and a summer house.

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 :

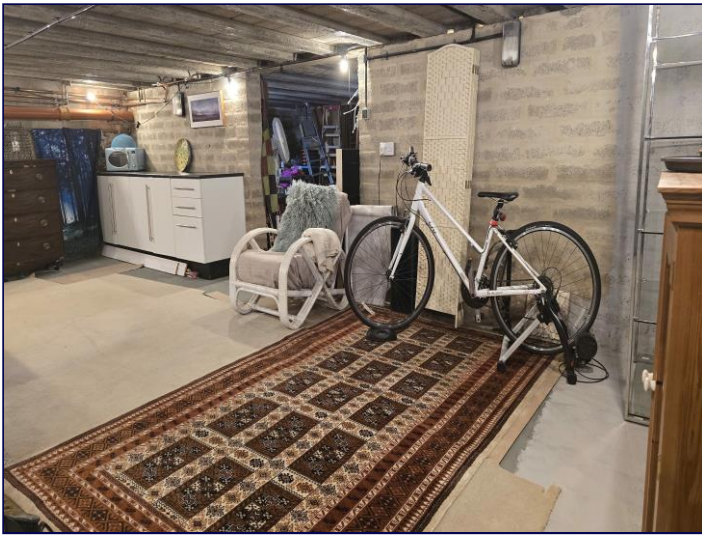
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### Entrance Hall

20' 7" x 9' 3" (6.272m x 2.808m)

Fantastic double height entrance hall with an exposed feature brick wall to one side. Contemporary framed double glazed glass panelled doors to front open into hallway. Staircase leading to oak veneered return staircase leading to both floors. Door to rear leads to understairs storage and boiler cupboard. Door to side leads into utility room, workshop and office space. Stunning exposed feature brick wall to one side.

### Utility room

15' 8" x 24' 1" (4.77m x 7.33m)

Door to side accessed to Broadbank car park. Fitted units housing sink and plumbing for washing machine. Storage space, with open access to rear into workshop. Light and power

### Workshop

12' 1" x 24' 5" (3.678m x 7.45m)

light and power, access to rear leads into office space

### Office space

13' 7" x 24' 0" (4.13m x 7.32m)

Solid door to rear which leads out onto Spouts Yard. Window to rear. Light power and storage, with fitted work desks

### First Floor Landing

Oak veneer stairwell with return staircase leading to the second floor and steps down to the side to first floor accommodation. Step down to first floor hallway. Inset spotlight to ceiling.

### Library/ Bedroom 3

20' 1" x 9' 5" (6.126m x 2.864m)

Conservation window to side, radiator, original feature ceiling beam. With a 1 x 1.8 alcove to the end of right side of room.

### Snug

9' 3" x 13' 5" (2.808m x 4.077m)

Hallway leads into snug area with half height panelling to two side. Wooden window. Radiator. Two original feature beams to ceiling.

### Bedroom 2

14' 8" x 17' 1" (4.476m x 5.204m)

Two conservation windows. Two original beams to ceiling. Inset spotlight. Wall lights. Two radiators. Built in storage cupboard with seating area.

### Bathroom

6' 6" x 6' 10" (1.993m x 2.072m)

One step up to inner hallway. Opaque wooden window to side, sunken bath, low flush w/c, pedestal wash basin. radiator in cover, tiled walls

**Bedroom 1 with en-suite**

13' 1" x 16' 4" (3.978m x 4.989m)

Original ceiling beam, one conservation window, one wooden window, two radiators, spotlights and a centre light.

**En suite**

6' 11" x 8' 3" (2.099m x 2.502m)

Opaque window to side, walk in shower cubicle, close coupled w/c, heated towel rail

**Second Floor**

Oak veneered staircase has a return feature to the second floor which offers a very welcoming open plan living space.

**Living kitchen leisure dining room**

40' 8" x 24' 4" (12.4m x 7.423m)

Vaulted ceiling with exposed original beams. Front elevation has an arched feature window with two opening doors and Juliet balcony. Five large conservation rooflights to one side. Three wooden velux windows to the other side. Wooden square window. A range of lighting above the kitchen and sitting area. Solid wood flooring. A well laid out kitchen area with a dishwasher and a freezer. Solid wood work tops having ceramic sinks with draining boards and mixer taps. Connection and space for range master oven. The space has a range of dining, sitting and relaxing area and could be utilised for many uses or events.

**Cloakroom**

7' 8" x 2' 11" (2.327m x 0.89m)

Modern suite comprising low flush w/c, slimline vanity wash basin, towel rail.

**Relaxation room**

9' 3" x 6' 6" (2.810m x 1.989m)

Conservation rooflight window, radiator in cover, accessed from door from the main space

**Outside**

The property occupies a lovely private position, accessed via the entrance to Northgate court, which leads to the shared access at the front of the property, with block paved driveway providing parking for two vehicles. There is a wooden summerhouse to the front which has light and power. The property backs onto Spouts yard and is close to the river nudd, with its side elevation facing the car park on Broadbank

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





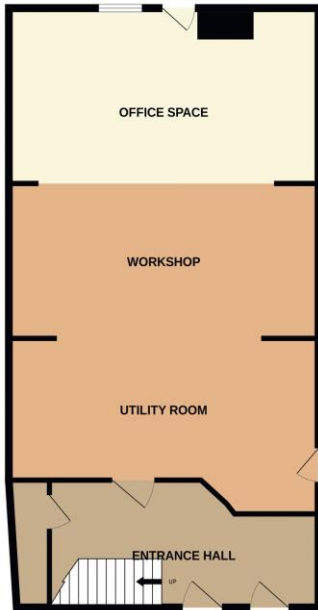




OPEN 7 DAYS A WEEK

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  
96.7 sq.m. (1040 sq.ft.) approx.



FIRST FLOOR  
98.9 sq.m. (1065 sq.ft.) approx.



2ND FLOOR  
97.3 sq.m. (1047 sq.ft.) approx.



TOTAL FLOOR AREA : 292.8 sq.m. (3152 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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