



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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



67 St. Bernards Avenue
Louth
LN11 8AB

£225,000

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 :

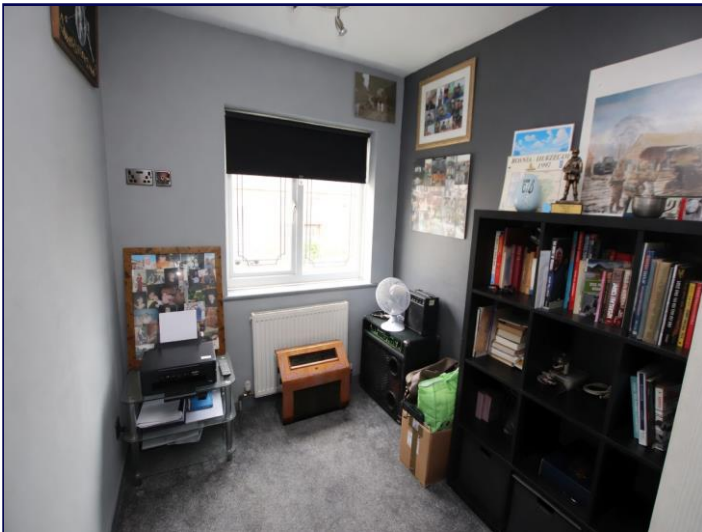
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Early viewing is highly advised on this extended and spacious four bedroom semi detached family home set upon this good sized corner plot. The present owner has spent a great deal of time and effort in creating and presenting this superb property. The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, inner hallway, lounge, kitchen / diner, lobby, w.c and store to the ground floor. To the first floor there is the landing, three bedrooms and the bathroom. Stairs to the loft conversion. One great selling point to this property is that the loft has been converted into a main bedroom with ensuite shower room and a wardrobe area. Gardens to the front, side and rear elevations. The frontage has been created to allow off road parking for several vehicles. To the side of the property there is a useful outbuilding which is ideal as a home office, gym or similar. The rear garden offers a relatively low maintenance area and is ideal for those whom like to entertain outdoors.

Entrance Hallway

uPVC double glazed entry door to the front elevation and a uPVC double glazed window to the side. Laminate flooring. Inner door to the hallway.

Inner Hallway

Down lighting. Staircase to the first floor. Laminate flooring.

Lounge

15' 0" x 17' 1" (4.570m x 5.210m) maximums
 Three uPVC double glazed windows to the front elevation. Central heating radiator. A focal point is created by the fireplace with open fire.

Kitchen/Diner

12' 2" x 23' 4" (3.702m x 7.102m) maximums
 The kitchen offers a range of fitted wall and base units with contrasting work surfacing and inset one and a half sink and drainer. Space to accommodate a range oven with extractor over. Coving and down lights to the ceiling. Tiled flooring. Central heating radiator. uPVC double glazed window to the side elevation and French doors to the rear. Worcester gas boiler.

Lobby

4' 0" x 7' 5" (1.217m x 2.268m)

uPVC double glazed window and side entry door. Tiled flooring.

WC

5' 5" x 2' 10" (1.655m x 0.863m)

Fitted with a close coupled w.c. Window to the side elevation.

Store/Utility

10' 6" x 7' 2" (3.194m x 2.192m)

uPVC double glazed window to the rear. Plumbing for a washing machine.

First Floor Landing

uPVC double glazed window to the side elevation. Storage cupboard. Staircase leading upto the loft conversion.

Bedroom Two

11' 0" x 10' 1" (3.352m x 3.075m) min

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

13' 9" x 9' 8" (4.192m x 2.935m) min

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Four

10' 1" x 7' 1" (3.072m x 2.155m)

uPVC double glazed window. Central heating radiator. Cupboard.

Bathroom

9' 11" x 6' 11" (3.025m x 2.109m)

uPVC double glazed window. Fitted with a close coupled w.c, pedestal wash hand basin, panelled bath and a shower cubicle with electric shower. Splashback tiling. Radiator.

Second Floor landing

Bedroom One

12' 5" x 10' 9" (3.787m x 3.269m)

Offering two Velux double glazed windows, eave storage and a column radiator. Access to the dressing area and ensuite.

Ensuite

5' 11" x 9' 11" (1.792m x 3.029m)

Equipped with a close coupled w.c, wash hand basin and a shower cubicle. Down lighting. Storage cupboard. Chrome effect towel radiator. Velux window.

Wardrobe Area

10' 8" x 6' 7" (3.258m x 2.006m)

Leading off from the bedroom this has a Velux window to the side aspect. Space to accommodate low level railing.

Outside

To the front, it has been designed to utilise the space for off road parking for multiple vehicles. Gated access to the side and rear garden. The side and rear garden offer a relatively low maintenance area with gravelled beds, patio, lawn and various patio areas. Enjoying a sunny aspect there is a garden shed with space to the side to accommodate a hot tub or similar.

Outbuilding

10' 11" x 12' 7" (3.324m x 3.834m)

uPVC double glazed window to the rear, along with side entry door. Internal light and power. Ideal for use as a home office, gym or hobby room.



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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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.



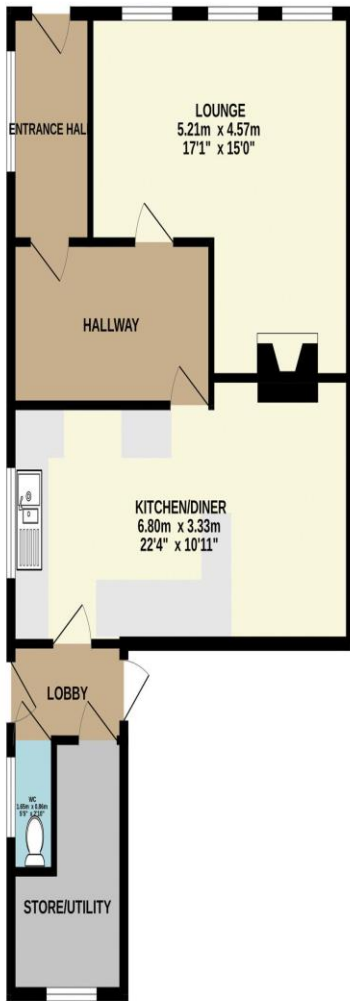


OPEN 7 DAYS A WEEK

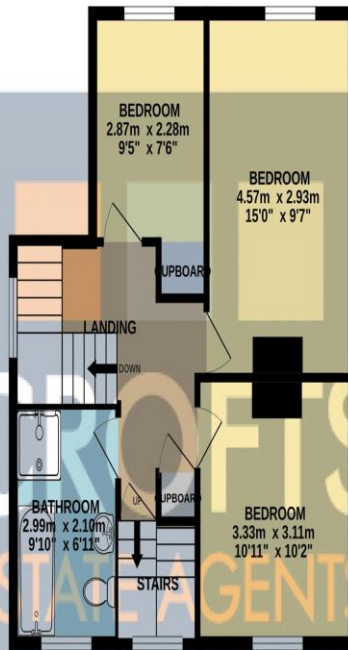
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

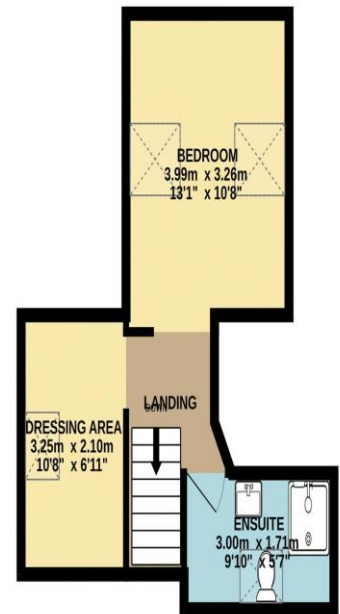
GROUND FLOOR
62.8 sq.m. (675 sq.ft.) approx.



1ST FLOOR
48.3 sq.m. (520 sq.ft.) approx.



2ND FLOOR
29.4 sq.m. (316 sq.ft.) approx.



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TOTAL FLOOR AREA: 140.4 sq.m. (1511 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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