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



20 Whitehall Country Cottages
Cleethorpes
DN35 0TX

Offers in the Region Of £213,500

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

Hidden away within an exclusive, award-winning courtyard development, this stunning two-bedroom cottage perfectly blends timeless character with contemporary style. Built using reclaimed bricks and beautifully refurbished throughout, the property is offered for sale making it an ideal purchase for a variety of buyers. Situated just off North Sea Lane, the home enjoys an enviable coastal location within walking distance of the Country Park and the town has an excellent selection of cafés, restaurants and shops. Behind its charming cottage-style frontage, adorned with established wisteria, clematis and roses, the property offers deceptively spacious accommodation. The elegant dual-aspect lounge features French doors opening onto the private rear garden, while the upgraded Howdens kitchen boasts cabinetry, a Belfast sink and striking stone mosaic splashbacks. A delightful conservatory-style extension, sympathetically constructed from reclaimed bricks, provides a versatile dining or garden room. To the first floor are two bright dual-aspect double bedrooms, with the principal bedroom enjoying French doors opening onto a charming Juliet balcony. A stylishly refitted bathroom completes the accommodation with a contemporary suite and elegant stone-effect tiling. Outside, the enclosed rear garden provides a peaceful, low-maintenance retreat,

mature planting and a bespoke storage shed, while a boarded loft offers excellent additional storage. The current owners have further enhanced the home with premium argon-filled double glazing, upgraded electrics, refurbished cloakroom and bathroom, 8mm laminate faux distressed flooring and tasteful redecoration throughout. Allocated parking is positioned directly in front of the property, with additional visitor parking available. Offering exceptional presentation, abundant character and an outstanding coastal location, this unique cottage presents a rare opportunity to acquire a truly special home. Early viewing is highly recommended.

Entrance Hallway

Tastefully decorated and with dado rail to the walls, the hallway has an attractive decorative glazed wooden entrance door with adjoining glazed panel to the front elevation. Central heating radiator. Cottage doors leading to;

Cloakroom

5' 5" x 2' 7" (1.66m x 0.80m)

Utilising the space beneath the stairs, this useful cloakroom is equipped with a w.c and vanity basin. Partial tiling to the walls. Central heating radiator.

Lounge

16' 1" x 10' 0" (4.89m x 3.04m)

A beautifully presented dual-aspect lounge, full of charm and character, enjoying an abundance of natural light through a front-facing window and French doors opening onto the private rear garden. This inviting reception room, creates a warm and cosy focal point, while the attractive distressed painted-effect flooring enhances the cottage feel. Offering ample space for comfortable seating and entertaining, the lounge provides the perfect setting to relax, with direct access to the garden seamlessly blending indoor and outdoor living.

Kitchen/Diner

16' 1" x 8"

A well-appointed dual-aspect kitchen and breakfast room with a practical galley layout with dining area. Fitted with a combination of navy blue base units and cream wall units beneath light wood-effect worktops, complemented by colourful mosaic tiled splashbacks. The kitchen is equipped with space for a freestanding electric range cooker, a classic white Belfast-style sink with B I B taps, and integrated dishwasher and washine machine. Space to accommodate a freestanding fridge-freezer. Additional features include open shelving and a plate rack. The space flows seamlessly into the breakfast/dining area. Window to the front elevation and French doors to the rear leading into the conservatory. 8mm laminate lamninate faux distressed flooring, panelled lower walls

Conservatory

9' 6" x 14' 3" (2.90m x 4.34m)

A beautifully presented brick-built conservatory providing a versatile additional reception space, flooded with natural light through its glazed roof and full-height windows. Featuring exposed reclaimed brick walls, 8mm laminate faux distressed flooring and a single door opening to the garden, the room offers an attractive blend of character and contemporary styling. Well suited as a garden room, sitting area or entertaining space, it also benefits from feature wall lighting and a bespoke internal imitation window which opens to create a small storage area ideal for drinks etc, creating a unique focal point and enhancing its appeal for year-round enjoyment.

First Floor Landing

Pleasantly presented and providing access to the two bedrooms and the bathroom via cottage doors.

Bedroom

16' 0" x 10' 2" (4.88m x 3.10m)

A generously proportioned principal bedroom offering an excellent sense of space, enhanced by vaulted ceilings and dual-aspect window and Juliet balcony doors that allow an abundance of natural light to flood the room. Tastefully presented in neutral décor, the bedroom provides ample space for a king-size bed and a full range of bedroom furniture while retaining a bright and airy feel. Character features, including the cottage-style timber door and exposed woodwork, add warmth and charm, creating a peaceful and inviting retreat.

Bedroom 2

16' 1" x 8' 0" (4.91m x 2.45m)

A charming and characterful double bedroom with a light, airy feel. The room features white-painted walls and ceiling, complemented by 8mm laminate faux distressed flooring. A large leaded-light window with diamond-pattern glazing, floods the space with natural light and offering pleasant views. Central heating radiator. A timber door with black ironmongery and a decorative wall hook completes the cottage-style character of the room. Ideal as a guest room, child's bedroom, or home office, this second bedroom combines practical storage with period charm.

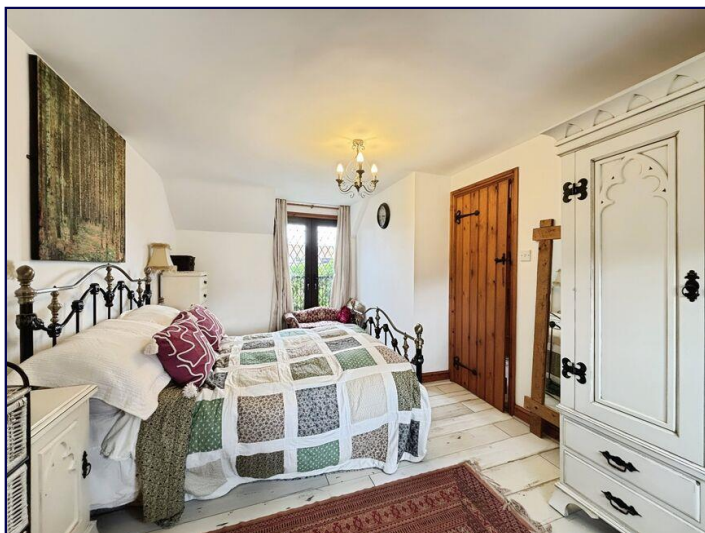
Bathroom

6' 4" x 8' 3" (1.92m x 2.51m)

A stylishly appointed family bathroom recently fitted with a modern three-piece suite comprising a panelled bath with mixer tap, glazed shower screen and shower over, a vanity wash hand basin with useful storage beneath, and a low flush WC. Contemporary tiling complements the bath and splashback areas, while the feature leaded window provides natural light and ventilation. Finished in neutral tones, the bathroom offers a clean, bright and practical space in keeping with the character of the property.

Outside

The property enjoys an attractive approach, with a brick-paved pathway leading to the front entrance, bordered by mature shrubs and established planting that offer a good degree of privacy and enhance the property's charming kerb appeal. The attractive brick-built exterior and traditional styling combine to create a welcoming first impression in this desirable courtyard setting. To the front the property also benefits from allocated parking and visitor spaces. Rear Garden A private and practical rear garden offering a sunny outdoor space ideal for relaxation and entertaining. Accessed via attractive dark UVPC rose wood French doors with diamond-



leaded glazing from the lounge, the garden features a combination of paved patio areas and a gravel pathway interspersed with slate coloured stepping stones. A conservatory with matching UVPC rose wood framing and full-height glazing provides a versatile all-weather extension to the living space. The garden is enclosed by a combination of the property's original red-brick walls and a high black wooden fence, ensuring privacy. Mature planting softens the hard landscaping, while practical features such as two external lights, outside tap and storage shed complete the space. With its sunny aspect, low-maintenance surfaces and convenient access from the house, this rear garden is perfect for outdoor dining, pottering, or simply enjoying the outdoors.

Additional Information

An annual service charge of approximately £200 is payable for the maintenance of the communal courtyard and grounds.



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 B: 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

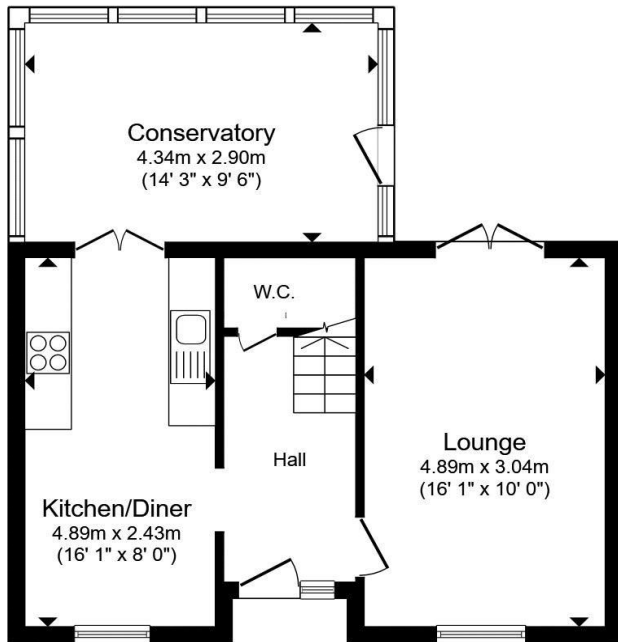
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



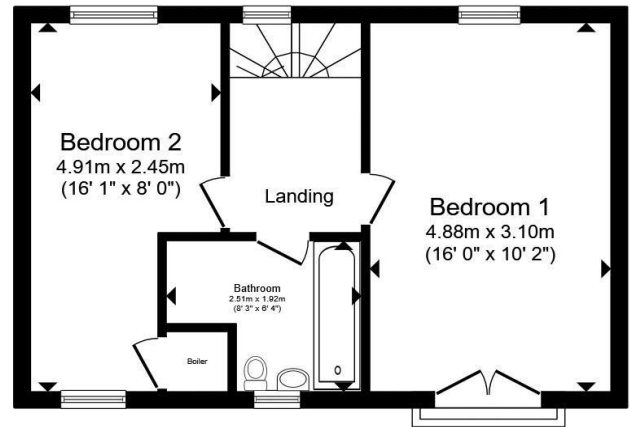
OPEN 7 DAYS A WEEK

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 85.7 m² (922 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

