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109 Linden Walk
Louth
LN11 9HT

Offers in the Region Of £245,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Property Description
This beautifully presented three-bedroom semi-detached home perfectly blends classic period charm with the benefits of modern construction, having been built just 13 years ago to complement its characterful surroundings. Set along a well-maintained unadopted road, the property enjoys a truly enviable position with uninterrupted views to both the front and rear—overlooking London Road playing fields at the front and open countryside beyond the rear garden, offering a wonderful sense of space and tranquillity ideal for family life. Internally, the home is light, airy, and thoughtfully designed, with notably high ceilings enhancing the feeling of space throughout. The ground floor comprises a welcoming entrance hall, convenient cloakroom, a comfortable and inviting lounge, and a spacious kitchen dining room that forms the heart of the home—perfect for both everyday living and entertaining. A delightful conservatory to the rear provides an additional versatile reception space with garden views. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with its own en suite shower room, alongside a modern family bathroom. Externally, the property continues to impress with a beautifully landscaped rear garden, featuring an expansive patio area ideal for outdoor dining, as well as raised beds adding colour and interest. To the front, the wide, splayed driveway provides ample off-road parking for at least two vehicles. An exceptional family home in a picturesque setting.

Entrance hall
7' 5" x 4' 8" (2.27m x 1.42m)
With uPVC frosted door from the side the entrance hall provides a nice divide between living spaces and the outside. There is a uPVC window to the front and side, wood laminate flooring, light brown decor, radiator and pendant light.

Cloakroom
5' 9" x 4' 0" (1.74m x 1.21m)
The cloakroom has matching white WC and vanity sink with white splash back tiling. The room has wood laminate flooring, neutral blue decor, uPVC frosted decor to the rear, ceiling light and loft access.

Lounge
14' 2" x 15' 7" (4.33m x 4.75m)
A good sized lounge with tall ceilings has deep uPVC bay window to the front, cream and red decor, brown carpet, radiator, pendant light and a modern electric fire.

Kitchen diner
12' 11" x 15' 5" (3.94m x 4.71m)
A spacious kitchen diner offers generous space for wood wall and base units to three sides of the room with light brown granite effect work top and black sink drainer over. There is an integral eye line oven grill, built in dish washer, gas hob and extractor, space for washing machine and a built in fridge freezer. There is a pantry, three uPVC windows, uPVC French doors to the conservatory, green decor, wood effect vinyl flooring, pendant light, radiator and 8 down lights.

Conservatory
11' 2" x 10' 4" (3.40m x 3.15m)
The conservatory extension has a brick base with uPVC windows and thermatec roof, there is a uPVC door to the side, tile effect vinyl flooring and wall light.

Stairs and landing

Open plan to the lounge the stairs rises and turns 90 degrees to the landing which has brown carpet, cream and red decor, ruling light, uPVC frosted window to the side and radiator.

Bedroom One
9' 4" x 12' 3" (2.84m x 3.73m)
The main bedroom is a well proportioned double room with uPVC window to the front with excellent views to London Road sports fields. The room has crimson and brown decor, brown carpet, radiator and pendant light.

En suite
9' 4" x 2' 11" (2.84m x 0.88m)
A very useful en suite has enclosed shower with door, WC and vanity sink. There is white tiled splash backs, wood laminate, five down lights, neutral decor, electric wall heater and extractor.

Bedroom Two
11' 0" x 7' 8" (3.35m x 2.34m)
A second double room has tall ceilings like the whole upper floor with uPVC window to the rear, pale blue and pink decor, uPVC window to the rear, light brown carpet, radiator and pendant light.

Bedroom Three
8' 1" x 7' 5" (2.47m x 2.27m)
The third bedroom could be a single bed or a small study but easily fits in good sized bedroom furniture if required. There is a uPVC window to the rear, radiator, pendant light, brown carpet, pale orange decor and loft access with folding wooden loft ladder.

Family Bathroom
5' 7" x 8' 10" (1.71m x 2.68m)
The bathroom has three piece matching white suite with shower over the bath and glass shower screen, WC and sink, the room has aqua blue decor, white tiled splash backs and laminate flooring, chrome towel radiator and five down lights that incorporates extractor fan.

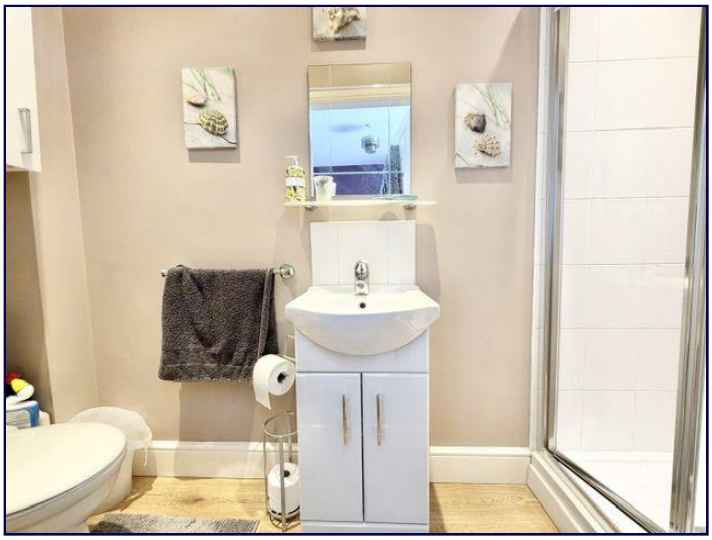
Rear and side garden

The rear garden has a sunny aspect and is laid mainly to low maintenance slabs and block paving with a choice of seating positions around the garden. There are raised retained borders with secure fencing to all sides and large timber shed to the side. A timber gate gives access to the front.

Front garden

The splayed frontage is laid to majority block pacing and permeable resin bound with off road parking for two cars or even a camper van. The area has an open fronted driveway with timber fence to the sides and hedge to the front of the garden with neat lawn behind.













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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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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.

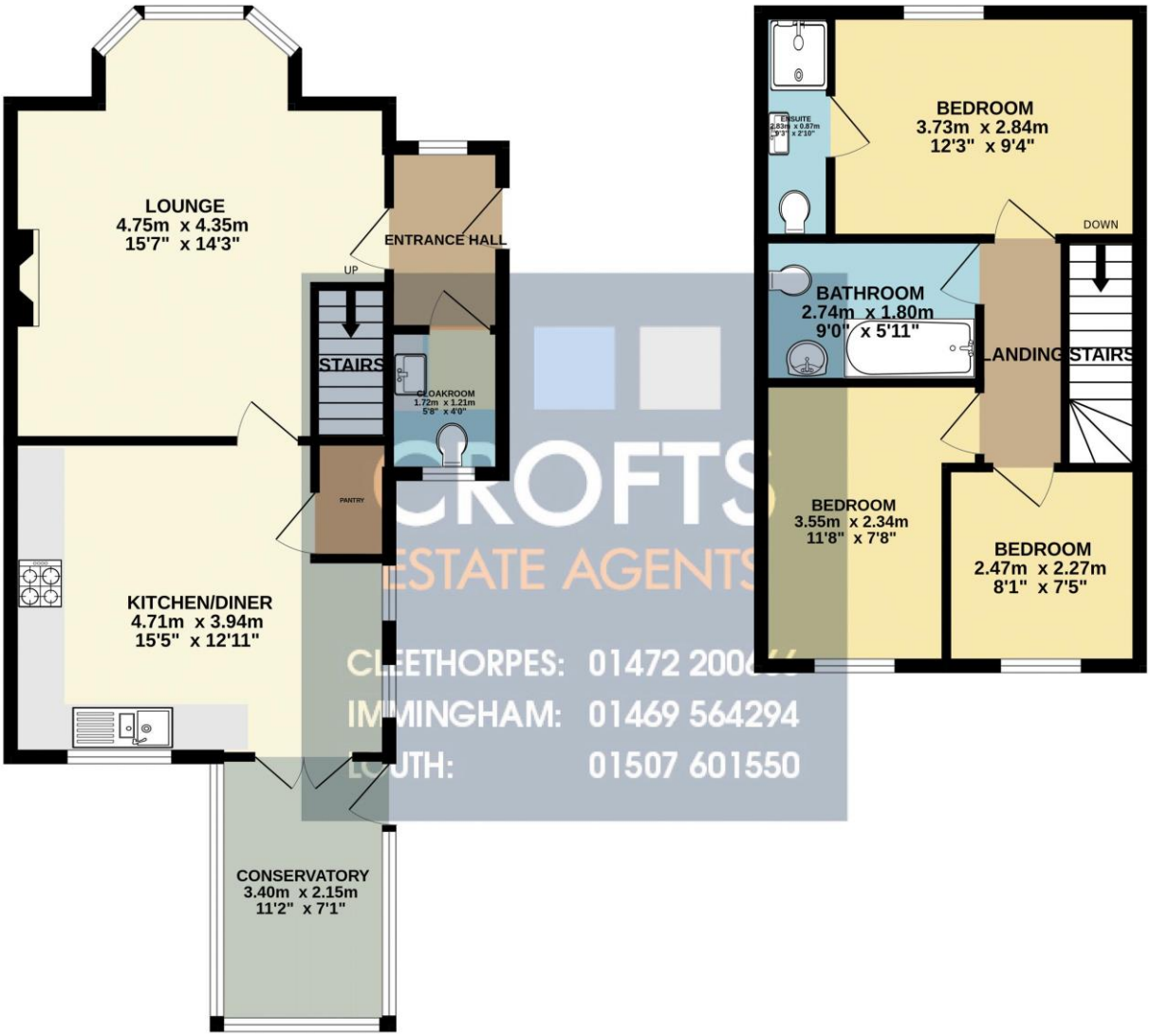




Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed

GROUND FLOOR
54.0 sq.m. (582 sq.ft.) approx.

1ST FLOOR
38.8 sq.m. (417 sq.ft.) approx.



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TOTAL FLOOR AREA : 92.8 sq.m. (999 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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MS/SEQ/8768/08.26