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Walnut Cottage Ludborough Road  
North Thoresby  
DN36 5RF

Offers in the Region Of £320,000

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### Property Description

A rare and truly exceptional opportunity to acquire this charming Grade II listed four-bedroom semi-detached cottage, nestled within the highly sought-after village of North Thoresby. Brimming with character, period charm, and beautifully presented throughout, this delightful home offers far more than first meets the eye, with a stunning and unexpectedly extensive rear garden that must be seen to be fully appreciated. Steeped in history and enjoying the benefits of central heating, the property effortlessly combines traditional character features with comfortable modern living. The welcoming accommodation comprises an entrance porch, a spacious and well-appointed kitchen diner, utility room, and ground-floor shower room. Two elegant reception rooms, each centred around attractive multi-fuel stoves, provide warm and inviting spaces in which to relax and entertain. To the first floor, a bright landing leads to four generously sized bedrooms and a beautifully presented family bathroom, creating excellent accommodation for growing families or those seeking additional space. Externally, the property continues to impress. A driveway and detached garage provide ample practicality, while the enchanting rear garden is undoubtedly one of the home's standout features. Extending far beyond expectations, the garden unfolds

through a charming pathway into a substantial second garden area, offering an exceptional degree of privacy amongst a wonderful array of mature trees, shrubs, and flowering plants. A delightful patio area provides the perfect setting for outdoor dining, entertaining, or simply enjoying the peaceful surroundings, while useful outbuildings and a dedicated log store further enhance the appeal. Properties of this character, quality, and setting rarely become available. Offering a unique blend of charm, space, and idyllic village living, this outstanding home is one that simply must be viewed to be fully appreciated.

### Entrance Porch

5' 7" x 5' 1" (1.691m x 1.558m)

Featuring a Georgian-style entrance door to the side elevation and a rear door providing access to the garden. An internal door leads through to the dining kitchen. The room benefits from a central heating radiator and fitted shelving.

### Kitchen/Diner

14' 4" x 21' 6" (4.377m x 6.555m) maximums

This generously proportioned kitchen diner is fitted with an excellent range of base units complemented by contrasting wood-grain effect work surfaces incorporating a one-and-a-half bowl sink and drainer. A spacious fitted pantry unit provides ample additional storage. Further features include splashback tiling, an integrated fridge and dishwasher, and space for an electric cooker with a fitted chimney-style extractor hood above. The room enjoys plenty of natural light from two rear-facing windows and an additional side-facing window. Finished with tiled flooring and two central heating radiators, the space is attractively presented and enhanced by characterful exposed ceiling beams. A door leads through to the staircase providing access to the first floor.

### Utility room

16' 8" x 6' 10" (5.070m x 2.087m) maximums

A highly practical utility room offering excellent additional storage space and benefiting from windows to both side elevations, allowing for plenty of natural light. The room is fitted with wall and base units complemented by roll-edge work surfaces, an enamel sink, and a useful pantry/store cupboard. There is plumbing in place for an automatic washing machine, along with two central heating radiators. A door provides direct access to the garden, while a further door leads through to the ground floor shower room.

### Shower Room

6' 10" x 2' 10" (2.080m x 0.869m)

The ground floor shower room benefits from a side-facing window and is fitted with a close-coupled WC, wash hand basin, and shower cubicle with a bi-fold shower door. Additional features include an extractor fan, attractive tiling to both the walls and floor, and a contemporary chrome-effect heated towel radiator.

### Living Room

15' 1" x 11' 0" to the chimney (4.606m x 3.355m)

The first reception room is a charming and well-presented space, benefiting from windows to both the front and side elevations that provide an abundance of natural light. Character features include

an original exposed ceiling beam and a striking inglenook fireplace housing a multi-fuel stove, creating an attractive focal point to the room. Further benefits include laminate wood flooring, a central heating radiator, and a useful understairs storage cupboard.

### Sitting Room

15' 6" x 16' 7" into alcove (4.734m x 5.063m)

The second reception room provides a delightful and inviting sitting room, offering a warm and relaxing atmosphere. Two front-facing windows allow for plenty of natural light, while original exposed ceiling beams enhance the room's character and charm. A standout feature is the multi-fuel stove recessed within a brick chimney breast and set upon a tiled hearth, creating an attractive focal point. The room also benefits from two central heating radiators and a charming alcove with fitted shelving, currently utilised as a bookcase, providing both character and practical storage.

### First Floor Landing

Loft access to the ceiling.

### Bedroom One

16' 3" x 12' 5" (4.946m x 3.777m)

A couple of steps leads up from the split staircase to this lovely sized double bedroom has a window to the front elevation and has a central heating radiator.

### Bedroom Two

7' 7" x 13' 6" (2.313m x 4.126m)

Bedroom two offers a central heating radiator and a window to the front elevation.

### Bedroom Three

7' 9" x 10' 7" (2.362m x 3.216m)

Having window to the rear elevation and central heating radiator.

### Bedroom Four

8' 0" x 8' 1" (2.434m x 2.459m)

The final of the four bedrooms has a window to the rear and side elevations. Central heating radiator. Storage cupboard.

### Bathroom

7' 2" x 7' 8" (2.172m x 2.328m)

This lovely bathroom is tastefully decorated and has a window to the rear elevation. Equipped with a pedestal wash hand basin, low level w.c and panelled bath with shower screen and shower over.



Feature period style central heating radiator. Down lighting to the ceiling.

### Outside

To the front of the property is a lawned garden featuring a magnificent mature walnut tree, protected by a Tree Preservation Order and providing an attractive focal point. A combination of paved and gravelled driveway areas offers ample off-road parking and leads to a detached timber garage. The rear garden is undoubtedly one of the property's most impressive features. Beautifully maintained and enjoying a high degree of privacy, this established garden is richly stocked with a variety of mature shrubs, trees, and flowering plants. A delightful gravelled seating area, complemented by a decorative metal-framed arch, provides an ideal space for outdoor entertaining. In addition, a second seating area beneath a pergola offers a peaceful spot to relax and enjoy the sights and fragrances of the surrounding garden. The garden continues to reveal its charm beyond first impressions. A winding pathway leads through the established planting to a hidden second garden area, creating a wonderful sense of discovery. This additional section features a selection of fruit trees, mature shrubs, and varied planting, all set within a private and tranquil environment. A discreetly positioned oil tank is screened by established trees and foliage. For keen gardeners, this exceptional outdoor space presents endless opportunities, while families will appreciate the sense of adventure and freedom it offers for children

to explore and enjoy. Further practical benefits include a useful storage outbuilding, boiler room, and dedicated log store.

### Garage

17' 11" x 9' 11" (5.463m x 3.022m)

Good sized timber garage with light and power.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services with the exception of mains gas 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](http://www.voa.gov.uk/cti)

**Free Valuations**

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**Property Management**

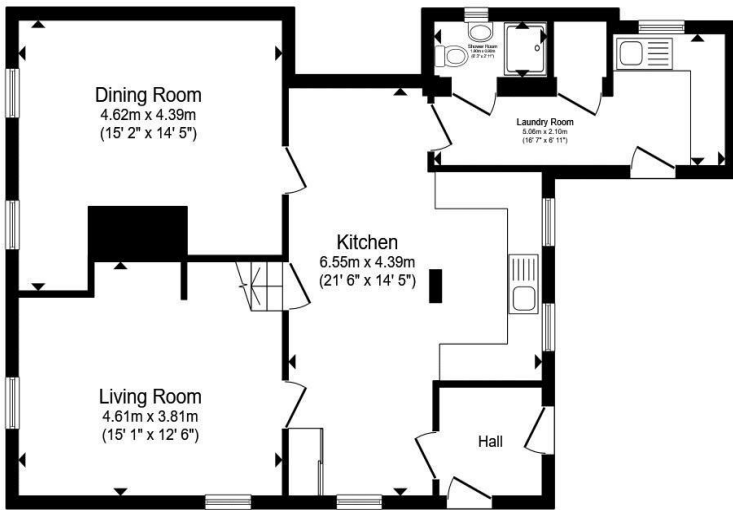
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



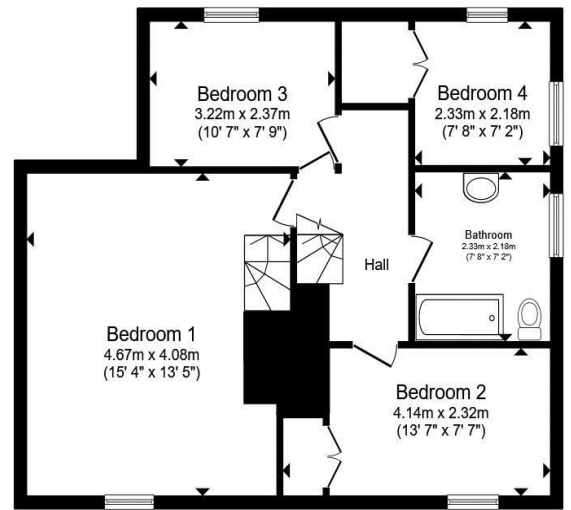
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Monday to Friday  
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9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



**Ground Floor**



**First Floor**

Total floor area 139.0 m<sup>2</sup> (1,496 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](http://www.focalagent.com)

