CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









Haverholme
Stewton
LN11 8SF

Offers in the Region Of £525,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Description
Crofts Estate Agents are delighted to bring to the market this well-presented four-bedroom detached house, set within a generous plot and benefiting from an adjoining approximately two-acre paddock to the rear. Offered for sale with no forward chain, this attractive property provides spacious and versatile accommodation and truly needs to be viewed to be fully appreciated. The ground floor briefly comprises an entrance hallway, a bay-fronted living room, and a well-appointed kitchen/diner which opens into a spacious additional living area. There is also a useful utility room and ground-floor cloakroom. To the first floor, the landing provides access to four good-sized bedrooms and the family bathroom. The principal bedroom benefits from an en-suite shower room, while a spacious sun room provides a wonderful additional space from which to enjoy views over the gardens, paddock and surrounding countryside. The property further benefits from double glazing and electric heating. Externally, the house occupies a substantial plot with a garage and a range of useful outbuildings and storage facilities. To the rear is the adjoining approximately two-acre paddock, enclosed by secure fencing and previously used as a dog training and play area. This exceptional outdoor space offers considerable versatility and is ideal for those seeking additional land, equestrian potential, recreational space or simply the opportunity to enjoy a peaceful countryside setting. An internal viewing is highly recommended to appreciate the accommodation, grounds and extensive outdoor space this property has to offer.

Entrance Hall
A well-presented entrance hallway accessed via a composite front entrance door, offering a welcoming first impression. The hallway features wood-effect flooring, a central heating radiator, ceiling light fitting, and stairs rising to the first-floor accommodation with a carpeted finish and attractive wooden balustrade. There is also useful under-stair storage and internal access to the principal ground-floor living accommodation.

Living Room
10' 11" x 10' 11" (3.34m x 3.32m)
A bright and generously proportioned living room, enjoying an abundance of natural light from a large walk-in bay window to the front elevation and additional side-aspect windows. The room offers ample space for a range of lounge furnishings and is centred around an attractive recessed fireplace housing a freestanding multi fuel stove, creating a cosy focal point. Further benefits include fitted carpeting, radiator, and pleasant outlooks, making this an inviting space for both everyday living and entertaining.

Utility Room
7' 10" x 7' 11" (2.39m x 2.42m)
A practical and well-appointed utility room fitted with a range of wall and base units complemented by solid wood work surfaces and tiled splashbacks. The room features a Belfast-style sink with mixer tap, plumbing and space for laundry appliances, and useful additional storage. A glazed external door provides direct access to the rear garden while allowing natural light into the space, making this a functional extension of the main living accommodation.

W/C
uPVC double glazed window to the rear elevation and being fitted with a close coupled w.c and corner basin. Electric towel radiator. Tiled walls.

Kitchen/Diner
15' 11" x 11' 5" (4.85m x 3.47m)
A spacious and well-appointed kitchen/diner, fitted with an extensive range of cream wall and base units complemented by contrasting work surfaces and attractive tiled splashbacks. The kitchen is well equipped with a range-style cooker, integrated appliances and ample preparation and storage space. A generous open-plan layout provides plenty of room for a dining table and chairs, with a large rear-facing window allowing plenty of natural light into the room and offering pleasant views over the garden and surrounding countryside. The wooden-effect flooring continues throughout, creating a warm and welcoming space ideal for both everyday family living and entertaining. Open to the living space.

Living Space
26' 11" x 16' 10" (8.20m x 5.14m)
A superb open-plan family living space that flows seamlessly into the kitchen, creating the ideal hub for modern family life and entertaining. Generous in size, the room offers ample space for a variety of seating arrangements and benefits from an abundance of natural light thanks to multiple full-height windows and French doors overlooking and providing direct access to the rear garden. Attractive wood-effect tiled flooring runs throughout, while dual-aspect glazing enhances the bright and airy atmosphere. The open layout creates a wonderful sense of space, with pleasant garden views forming an attractive backdrop to this versatile living and entertaining area.

First Floor Landing
A spacious first-floor landing providing access to all bedrooms and the family bathroom. The landing benefits from a front aspect window allowing plenty of natural light, fitted carpeting, a radiator, and an attractive wooden balustrade overlooking the entrance hallway below. A loft access hatch is also located here, while the generous proportions create an open and airy feel throughout the first-floor accommodation.

Bedroom One
11' 11" x 16' 10" (3.62m x 5.12m)
A superb principal bedroom of impressive proportions, offering a luxurious retreat with ample space. The room benefits from dual-aspect windows and French doors, flooding the space with natural light and providing direct access to a private balcony/sun terrace, where attractive views over the surrounding countryside can be enjoyed. Featuring fitted carpeting, a contemporary vertical radiator, and a bright, airy atmosphere throughout, this generous bedroom combines comfort and space to create a wonderful main suite. Further benefits include access to an en-suite bathroom.

En-Suite
4' 5" x 10' 4" (1.34m x 3.15m)
Fitted with a w.c, washbasin and shower cubicle and having double glazed window to the side. Central heating radiator.

Sun Room
8' 3" x 18' 3" (2.51m x 5.57m)
This impressive first-floor sun room is accessed directly from the principal bedroom and offers a wonderful light-filled space with panoramic views over the surrounding countryside. Floor-to-ceiling timber-framed windows and a glazed pitched roof create an airy conservatory-style feel, flooding the room with natural light and framing far-reaching outlooks across fields, trees and open farmland. Built-in seating runs along the window walls, making this an ideal spot for relaxation while enjoying the rural setting.

Bedroom Two
8' 7" x 11' 6" (2.61m x 3.50m)
Bedroom Two is a spacious and well-presented double bedroom enjoying attractive open views over the surrounding countryside through a large window. The room offers ample space for a double bed and additional bedroom furniture, while benefitting from fitted carpeting, a radiator, and an abundance of natural light. Tastefully decorated in neutral tones.





Bedroom Three
7' 10" x 11' 1" (2.39m x 3.37m)
A well-proportioned and bright bedroom enjoying pleasant open views across the surrounding countryside through a large front-aspect window. The room offers ample space for a range of bedroom furnishings and benefits from fitted carpeting, a radiator, and useful built-in storage.

Bedroom Four
7' 9" x 11' 1" (2.35m x 3.38m)
Another good sized bedroom with double glazed window and central heating radiator.

Bathroom
6' 10" x 11' 6" (2.09m x 3.50m)
A stylish and generously sized family bathroom, fitted with a modern three-piece suite comprising a freestanding claw-foot bath with thermostatic rainfall shower and handheld attachment over, a vanity wash hand basin with storage beneath, and a low-level WC. The room is enhanced by attractive feature tiling to the bathing area, complemented by neutral wall finishes and wood-effect flooring. A side aspect window provides natural light. Central heating radiator.

Outside
The gardens and grounds are a standout feature of the property, extending to a substantial plot that enjoys a wonderful rural setting with far-reaching views across the surrounding countryside. Immediately surrounding the home are well-maintained lawned gardens and patio seating areas, providing ideal spaces for outdoor dining, entertaining, and family enjoyment. Beyond the formal garden lies an impressive paddock bordered by mature hedging, trees and fencing that create a high degree of privacy and a pleasant natural backdrop. The grounds offer exceptional versatility, with ample space for recreation, gardening pursuits, keeping animals, or further landscaping, subject to any necessary consents. Enjoying a peaceful and secluded feel, the gardens take full advantage of the property's countryside location while providing beautiful outlooks in all directions.









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

Services
Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey. Drainage is via a septic tank and there is no mains gas to the property.

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 C: 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.

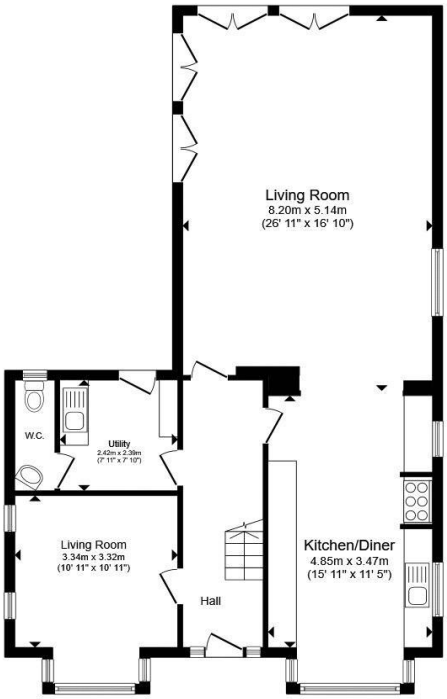
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

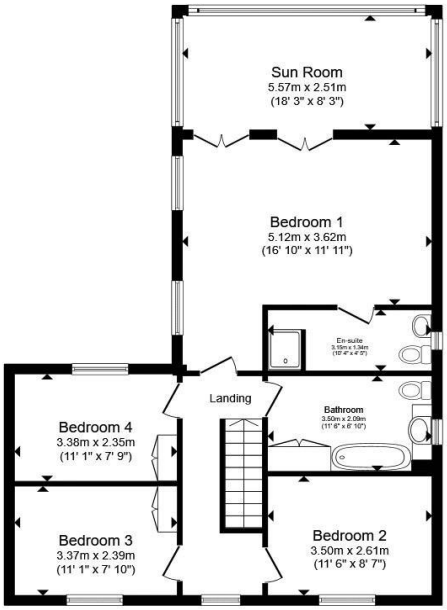
Property Management
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.







Ground Floor

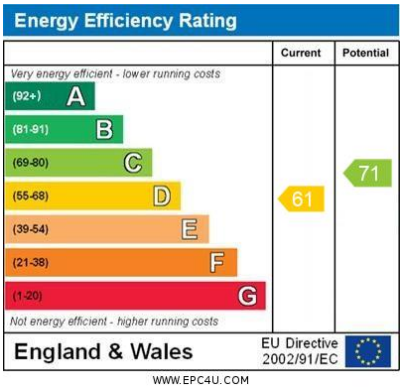


First Floor

Total floor area 180.6 m² (1,944 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

CROFTS
ESTATE AGENTS



WWW.EPC4U.COM

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

MS/SEQ/8768/08.26