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



17 Southlands Avenue
Louth
LN11 8EW

Offers in the Region Of £245,000

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Property Description

Crofts are delighted to bring to the market this superbly presented three-bedroom semi-detached family home, offering stylish and spacious accommodation throughout and creating the perfect "move straight in" property for today's discerning buyer. Beautifully maintained and tastefully decorated, this impressive home can only be fully appreciated by an internal viewing. Ideal for families, first-time buyers and those looking to upsize, the property combines character, practicality and excellent living space both inside and out. Benefitting from gas central heating and uPVC double glazing, the accommodation briefly comprises a welcoming entrance hallway, an elegant bay-fronted living room and a spacious dining room which flows seamlessly into a delightful sun room, creating a fantastic space for relaxing or entertaining. The dining area also incorporates a useful utility cupboard, while the well-appointed kitchen, rear lobby and cloakroom complete the ground floor accommodation. To the first floor, the landing provides access to three well-proportioned bedrooms and a stylish family bathroom. Outside, the property continues to impress with attractive, well-maintained gardens designed for enjoying outdoor living and entertaining during the warmer months. A driveway provides ample off-road parking and leads to an attached garage, adding

further convenience and storage. Offering ready-to-move-into accommodation in a highly desirable package, early viewing is highly recommended to avoid disappointment.

Entrance Porch

Open entrance porch with composite door leading through into the hallway.

Hallway

This bright and welcoming entrance hallway creates an excellent first impression. Painted in a sophisticated light grey with crisp white trim and ceilings, the space feels spacious, airy and contemporary. Striking herringbone patterned flooring in neutral grey and white tones runs throughout, while generous natural light floods in through the tall glazed panels of the front door and the transom window above. Staircase to the first floor.

Lounge

11' 1" x 11' 0" (3.38m x 3.36m)

A beautifully presented and generously proportioned living room, finished in a contemporary style with an attractive feature fireplace incorporating a multi-fuel stove, creating a warm and inviting focal point. The impressive walk-in bay window floods the room with natural light, while the elegant archway enhances the sense of space and provides a seamless flow through the living area. Tastefully decorated with modern tones and quality flooring, this superb reception room offers ample space for a range of seating, making it the perfect setting for relaxing with family or entertaining guests. Central heating radiator.

Dining/Sitting room

13' 3" x 11' 0" (4.03m x 3.36m)

A beautifully presented dining room offering an elegant space for both everyday family meals and formal entertaining. Stylishly finished with contemporary décor, the room features attractive wood-effect flooring and a striking feature fireplace with an inset living flame gas fire, complemented by painted brickwork and bespoke open shelving to either side, creating a real focal point. The generous proportions comfortably accommodate a large family dining table while the wide feature archway provides an open flow into the adjoining garden room, enhancing the sense of space and making it ideal for hosting guests. With its abundance of natural light and modern finish, this is a versatile and inviting room at the heart of the home. Set off from the dining room is an understairs utility cupboard which offers plumbing for a washing machine.

Sunroom

11' 6" x 6' 2" (3.51m x 1.88m)

A superb addition to the home, this stylish garden room provides a bright and versatile living space that can be adapted to suit a variety of needs. Featuring a striking glazed roof and full-height French doors opening onto the rear garden, the room is flooded with natural light while creating a seamless connection between the indoors and outside. Currently utilised as a home office and gaming room, it would equally make an ideal second sitting room, playroom, hobby room or peaceful reading area. Finished with attractive wood-effect flooring and contemporary décor, this impressive space offers year-round enjoyment and enhances the flexible layout of the home.

Kitchen

11' 10" x 6' 2" (3.6m x 1.87m)

This stylish, contemporary kitchen offers an excellent layout with generous work surfaces and integrated appliances, making it both practical and inviting. The kitchen features a sleek arrangement with crisp white high-gloss units complemented by dark grey composite worktops. A striking peninsula/breakfast bar with an undermount double sink and modern chrome mixer tap provides additional workspace and a sociable spot for casual dining. Integrated appliances include a black glass induction hob, built-in double oven, and contemporary extractor hood. There is also a separate stainless steel sink with drainer on the opposite run of units. Ample storage is provided by a combination of wall and base cabinets, including tall units for maximum practicality. The kitchen benefits from multiple windows flooding the space with natural light, enhanced by a neutral colour palette of white, charcoal grey, and warm wood-effect flooring. Recessed ceiling spotlights complete the modern finish. This is a bright, well-equipped kitchen that perfectly balances modern design with everyday functionality.

Side Lobby

uPVC double glazed entry doors to the rear and side elevations, along with window allowing for ample natural light. Door to cloakroom.

Cloakroom

Equipped with a w.c and wall mounted wash hand basin.

First Floor Landing

Offering uPVC double glazed window to the side elevation and loft access to the ceiling.



Bedroom 1

11' 1" x 10' 1" (3.38m x 3.08m)

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

Bedroom 2

10' 11" x 10' 1" (3.34m x 3.08m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Fitted wardrobes with sliding doors.

Bedroom 3

8' 1" x 6' 9" (2.47m x 2.07m)

The third and final bedroom offers a uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling. Storage cupboard.

Bathroom

This modern bathroom is beautifully presented with a contemporary neutral palette and high-quality finishes. The focal point is a stylish freestanding oval bath, complemented by a wall-mounted chrome bath filler. The room is fully tiled with attractive large-format grey wood-effect tiles to both walls and floor, creating a clean, spa-like feel. Additional fixtures include a white back-to-wall WC and a compact basin with chrome mixer tap, set upon a white vanity unit offering useful storage. A window provides natural light and ventilation, while recessed ceiling lighting ensures the

space feels bright and airy. This well-designed bathroom offers a tranquil, modern environment with premium fixtures and an elegant, easy-to-maintain finish.

Garage

16' 1" x 6' 6" (4.9m x 1.99m)

A versatile space with internal light and power and side personal door to the garden.

Outside

A standout feature of this property is the beautifully landscaped, multi-tiered rear garden, thoughtfully designed to offer the perfect balance of relaxation, entertainment, and functionality. Fully enclosed by secure timber fencing for a high degree of privacy, the garden catches plenty of sunshine, making it an ideal haven for families and keen hosts alike. The outdoor space boasts two separate, premium decking areas. The expansive main timber deck at the rear sits alongside a matching garden room. A second, stylishly designed grey-painted deck provides an additional cozy breakout zone for outdoor seating. Combining the best of both worlds, a neat central lawn section sits alongside a pristine, low-maintenance artificial grass area, providing a vibrant green backdrop year-round. A paved pathway cuts through the garden, seamlessly connecting the property's rear entrance to the various seating areas. Immediately adjacent to the conservatory, a raised patio area offers a charming spot for morning coffee. Practicality is enhanced by a versatile, garage running along the side boundary,



complete with a secure UPVC door. The garden is beautifully finished with established rockeries, decorative foliage, and external lighting, creating an incredibly welcoming outdoor retreat.

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

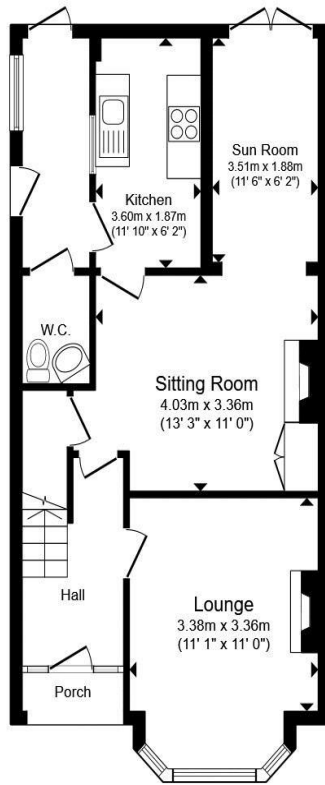
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



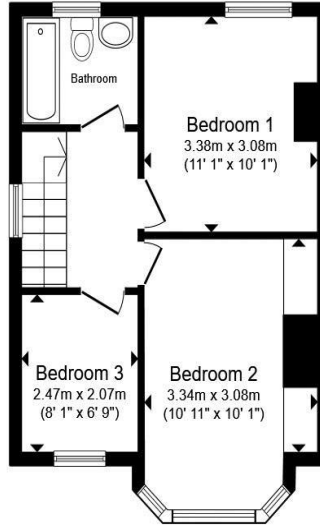
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

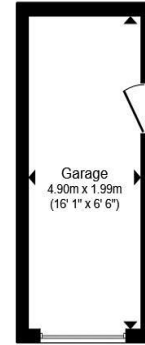
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Ground Floor



First Floor



Garage

Total floor area 103.6 m² (1,116 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

