



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Plumtree Lane

North Thoresby
DN36 5QH

Offers in the Region Of £275,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

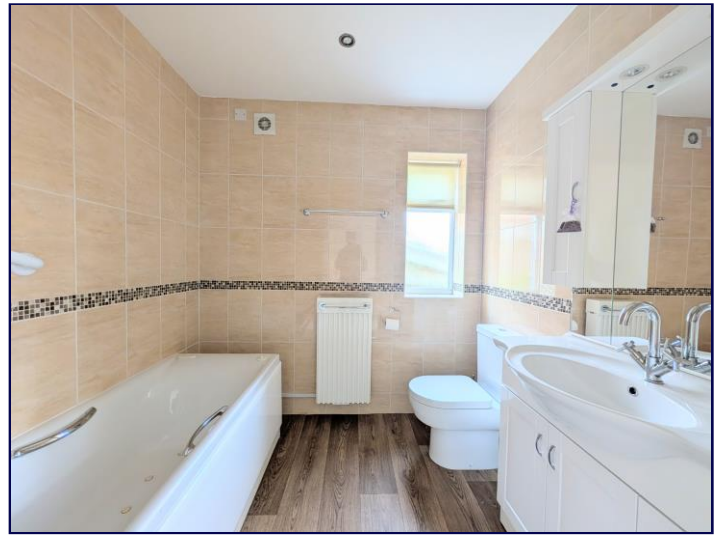
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the sought-after Plumtree Lane in the popular village of North Thoresby, this extended detached bungalow offers spacious and versatile living, ideal for a range of buyers. The accommodation is well-presented throughout and briefly comprises a welcoming lounge, providing a comfortable space to relax, alongside a fitted kitchen with ample storage and worktop space. A separate dining room offers the perfect setting for family meals or entertaining guests. The property benefits from two generously sized double bedrooms, enhanced by a side extension that adds to the overall living space. The principal bedroom is a standout feature, complete with a walk-in wardrobe and a private en-suite bathroom, creating a superb retreat. A modern shower room serves the remainder of the property. Externally, the bungalow sits on a well-maintained plot with tidy gardens to both the front and rear, offering pleasant outdoor spaces with minimal upkeep required. A gated driveway provides secure off-road parking and leads to a detached garage, ideal for storage or additional parking. Further benefits include a useful loft room accessed via ladder, offering additional flexible space, along with the added advantage of solar panels, helping to improve energy efficiency. Located within a desirable village setting, this fantastic home combines space, practicality and potential, making it well worth viewing.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft room via a pull down ladder.

Lounge

16' 10" x 11' 11" (5.13m x 3.63m)

The lounge has dual aspect windows to the side and front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

10' 11" x 10' 11" (3.32m x 3.33m)

The dining room has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

11' 0" x 11' 10" (3.35m x 3.61m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear, vinyl flooring and a range of modern fitted units with a sink and drainer, washing machine, fridge and an electric double oven and hob with an extractor over.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.32m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a walk in wardrobe.

En-suite

7' 2" x 6' 1" (2.19m x 1.85m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Bedroom Two

9' 11" x 18' 0" (3.02m x 5.49m)

Bedroom two has dual aspect windows to the side and rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Shower Room

7' 9" x 8' 10" (2.35m x 2.70m)

The shower room has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, vanity basin and built in storage and a multi jet shower enclosure. There is also a built in cupboard.

Garage

With an up and over door, windows to the side and rear and a personal access door to the side. There are also electrics.

Outside

With a gated driveway opening to reveal block paved driveway and off road parking. There is also a tidy front lawn with established shrubs. The rear garden is accessed through a gate and reveals a further well kept lawn with established shrubs. A gate to the side reveals a small low maintenance area and there is space beyond another gate across the rear perimeter behind conifers. There is also a summer house.

Loft Room

29' 5" x 12' 7" (8.97m x 3.84m)

With a window to the side, sky light to the front and a carpeted floor.

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, all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
96.0 sq.m. (1033 sq.ft.) approx.

1ST FLOOR
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA: 130.4 sq.m. (1404 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.
 Made with Metropix ©2026

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.