



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



Harrier Road

Louth
LN11 0ZL

Offers in the Region Of £299,999 - £309,999

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

Crofts Estate Agents are delighted to bring to the market this spacious and beautifully presented four-bedroom family home, offering versatile living accommodation ideal for modern family life. Boasting generous living space, a stylish fitted dining kitchen with separate utility area, cloakroom, family bathroom and four bedrooms with ensuite to the main bedroom. Gas central heating and uPVC double glazing. Enclosed side garden, garage, and ample driveway parking, this superb property is perfectly positioned within the highly sought-after market town of Louth, close to an excellent range of amenities, schools, and transport links.

Entrance Hallway

Step into a welcoming entrance hallway, finished in a modern neutral décor with crisp white walls and stylish grey carpeting. The hallway provides access to the ground floor WC, staircase, and a handy storage cupboard.

Cloakroom

5' 1" x 3' 0" (1.562m x 0.904m)

Conveniently located ground floor cloakroom fitted with WC and hand wash basin. Finished with practical hard flooring, white walls, radiator, and housing the electric consumer unit.

Lounge

19' 8" x 11' 3" (5.983m x 3.423m)

A superbly proportioned dual-aspect reception room offering an abundance of natural light from the front-facing window and double uPVC doors opening onto the rear garden. Tastefully decorated throughout with neutral tones and grey carpeting, the room also benefits from two radiators and multiple power points, creating a comfortable and versatile living space.

Kitchen / Diner

19' 7" x 11' 8" (5.963m x 3.568m) max

An impressive open-plan kitchen/dining space, perfect for both family living and entertaining. The dining area benefits from dual-aspect windows flooding the room with natural light, along with a radiator and ample space for a large dining table and additional furnishings. The modern fitted kitchen offers an excellent range of wall and base units with generous worktop space. Integrated appliances include fridge freezer, dishwasher, cooker, hob, and extractor fan, while a large window enhances the bright and airy feel of the room.

Utility

4' 8" x 6' 6" (1.414m x 1.976m)

Practical utility area fitted with matching units and additional worktop space, along with plumbing and space for a washer/dryer.

First Floor Landing

The first-floor landing provides access to all four bedrooms, family bathroom, and loft space. Continuing the stylish neutral décor, the area benefits from grey carpeting, white walls, and radiator.

Family Bathroom

6' 11" x 6' 2" (2.104m x 1.880m)

The family bathroom is fitted with a stylish four-piece suite comprising bath with shower over, WC, and hand wash basin. Additional features include tiled splashbacks, heated towel rail, and frosted window.

Bedroom One

11' 6" x 11' 1" (3.515m x 3.368m)

A spacious principal bedroom offering ample room for a double bed and freestanding furniture, complemented by a window, radiator, and private en-suite shower room.

Ensuite

6' 5" x 4' 8" (1.967m x 1.413m)

Modern en-suite fitted with a three-piece suite comprising shower enclosure, WC, and hand wash basin. Finished with tiled shower surrounds and heated towel rail.

Bedroom Two

9' 9" x 11' 11" (2.967m x 3.644m)

A generously sized second double bedroom featuring radiator and window allowing plenty of natural light.

Bedroom Three

9' 5" x 10' 0" (2.880m x 3.056m)

Another well-proportioned bedroom benefiting from dual-aspect windows creating a bright and airy atmosphere, along with radiator.

Bedroom Four

8' 3" x 9' 10" (2.513m x 3.002m)

A versatile fourth bedroom ideal as a child's bedroom, guest room, or home office, complete with radiator and window.

Outside

To the rear is a fully enclosed and private garden, with fenced boundaries creating a secure outdoor space ideal for families and entertaining. Predominantly laid to lawn for ease of maintenance, while still offering excellent potential for keen gardeners. Driveway - Generous driveway providing ample off-road parking for multiple vehicles. Garage - Useful detached garage situated to the end of

the driveway and adjoining the neighbours garage. Ideal for additional storage or workshop space.

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 D: 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.



GROUND FLOOR
53.5 sq.m. (575 sq.ft.) approx.

1ST FLOOR
53.5 sq.m. (575 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