



# 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



## 21 Coggle Close Louth LN11 8GL

**Fixed £250,000**

This spacious detached family home lies in this central Louth position on this popular modern development located just off Park Avenue. Built to a high standard in 2021, the property comes with its NHBC warranty remaining and is an ideal home for the family purchaser. Well presented throughout, the property stands in generous gardens to the rear which are not overlooked. Internal viewings are highly recommended and will reveal spacious living accommodation throughout, comprising of: Entrance hallway, cloakroom, lounge, fitted kitchen dining room, utility room, first floor landing, four bedrooms with the main bedroom having an en suite shower room, as well as family bathroom suite. Outside, the property is approached by a long driveway and detached garage. To the rear is a large private rear garden which is not overlooked from the rear, making it ideal for families and entertaining guests.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance Hall**

16' 3" x 6' 5" (4.95m x 1.95m)

Door to front opens into entrance hall, with stairs to first floor landing, uPVC window to side. Door under staircase leads to cloakroom

**Cloakroom**

5' 7" x 2' 10" (1.697m x 0.86m)

Opaque uPVC window to side, pedestal wash basin, close coupled w/c, radiator

**Lounge**

16' 5" x 11' 0" (4.993m x 3.361m)

uPVC window to front and side, radiator

**Kitchen dining room**

13' 3" x 17' 9" (4.044m x 5.405m)

uPVC french doors to rear leading to outside, uPVC window to rear. Door to side leads into utility room. Range of superb modern fitted units incorporating stainless steel sink with draining board and mixer tap, integral oven, hob and extractor hood. Tiled ceramic splashbacks.

**Utility room**

6' 1" x 5' 2" (1.844m x 1.584m)

Door to side leads to outside. Plumbing for washing machine and space for dryer. Built in storage cupboard, tiled splashbacks, radiator.

**First Floor Landing**

uPVC window to side

**Bedroom1**

12' 2" x 8' 8" (3.716m x 2.649m)

uPVC window to front, radiator

**En suite shower room**

4' 0" x 8' 8" (1.209m x 2.639m)

Opaque uPVC window to side, close coupled w/c, pedestal wash basin with vanity storage underneath, walk in shower cubicle

**Bedroom 2**

10' 8" x 8' 10" (3.245m x 2.688m)

uPVC window to rear, radiator, built in fitted wardrobes.

**Bedroom 3**

7' 3" x 8' 9" (2.215m x 2.659m)

uPVC window to rear, radiator

**Bedroom 4**

8' 1" x 8' 9" (2.466m x 2.662m)

uPVC to rear, radiator

**Family Bathroom**

Opaque uPVC window to side, panelled bath with shower over with screen door, pedestal wash basin with vanity cupboard, close coupled w/c, radiator, tiled walls.

**Garage**

16' 11" x 9' 0" (5.164m x 2.746m)  
up and over door, light and power

**Outside**

The front of the property is approached by a lawned garden and pathway leading to the front door, there is a long gravelled driveway leading to the detached garage. The rear garden has a large lawned garden enclosed to all sides by tall wood panel fencing and benefits from not being overlooked from the rear.



**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.

**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 website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



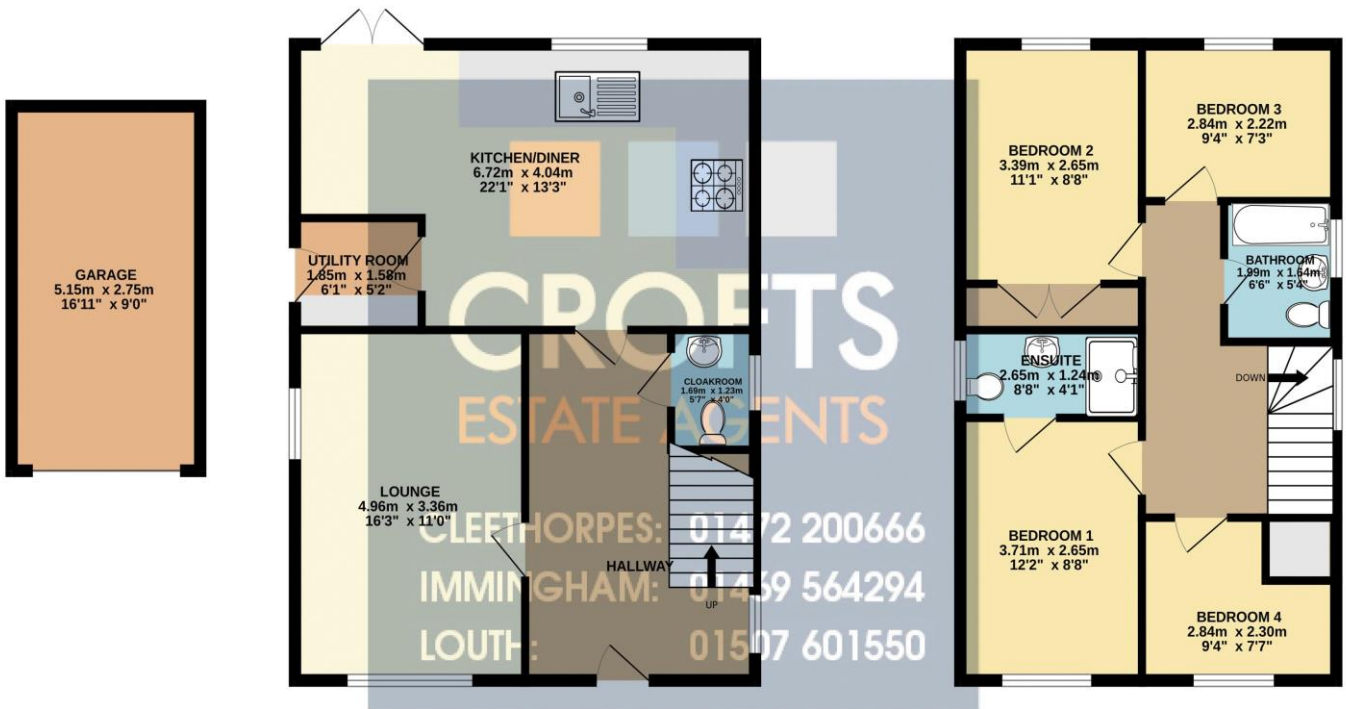


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

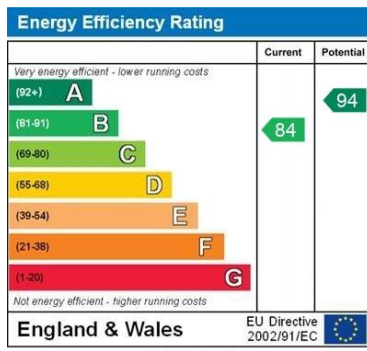
GROUND FLOOR  
74.6 sq.m. (803 sq.ft.) approx.

1ST FLOOR  
49.4 sq.m. (532 sq.ft.) approx.



TOTAL FLOOR AREA : 124.0 sq.m. (1335 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 ©2025



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.