



CROFTS ESTATE AGENTS

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



4 Links Road
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Offers in the Region Of £379,000

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Property Description

Crofts Estate Agents are delighted to present this beautifully presented and impressively spacious four-bedroom detached family home, ideally positioned in one of the area's most sought-after locations. Just a short stroll from the highly regarded Signhills Infant and Junior Schools, this property is perfectly suited for growing families. Step inside to discover a welcoming hallway leading to a bright and comfortable lounge, a stylish fitted kitchen that seamlessly opens into a generous dining area—perfect for entertaining—and an additional versatile sitting room. The home also benefits from a modern family bathroom, while the main bedroom boasts its own private en-suite shower room. Three further well-proportioned bedrooms provide ample space for family, guests, or home working. A standout feature is the superb loft room, easily accessed via a pull-down ladder, offering excellent additional space for storage or hobbies. Externally, the property continues to impress with established gardens, off-road parking for two to three vehicles, and an integral single garage. The rear garden enjoys a high degree of privacy along with a desirable southerly aspect—ideal for relaxing or entertaining in the sunshine. This is a fantastic opportunity to secure a spacious, move-in-ready home in a prime location—early viewing is highly recommended.

Entrance Porch

2' 8" x 6' 5" (0.801m x 1.965m)

Composite entry door to the front elevation with adjoining and side glazed windows. Tiled flooring. Inner door through to the hallway.

Hallway

uPVC double glazed window to the side elevation. Wooden flooring. Central heating radiator. Coving and rose to the ceiling. Staircase to the first floor.

Cloakroom

5' 1" x 2' 9" (1.554m x 0.849m)

uPVC double glazed windows to the side elevation. Equipped with a corner wash hand basin and close coupled w.c. Splashback tiling. Tiled flooring.

Lounge

11' 10" x 14' 9" (3.601m x 4.492m) max

Offering uPVC double glazed bay window to the front. Coving and rose to the ceiling. Central heating radiator. A focal point of the room is created by the open fire with feature surround.

Kitchen

11' 3" x 9' 7" (3.419m x 2.930m)

A stylish and well-appointed contemporary kitchen fitted with a range of modern shaker-style wall and base units, complemented

by contrasting work surfaces and tiled splashbacks. The space benefits from an inset sink positioned beneath a rear-facing window, allowing for plenty of natural light, along with space for a gas cooker and ample space for additional white goods. Finished with tiled flooring, the kitchen offers both practicality and a sleek modern feel, ideal for everyday living.

Dining / Living Area

12' 8" x 10' 6" (3.849m x 3.210m)

A superbly spacious and light-filled dining and family space, beautifully presented with neutral décor and contemporary tiled flooring throughout. Designed with modern living in mind, this versatile area provides ample room for both formal dining and relaxed seating, making it ideal for entertaining and family gatherings. Large glazed doors flood the room with natural light and provide seamless access onto the rear garden and patio, creating an excellent indoor-outdoor flow during the warmer months. Open access through to the kitchen further enhances the sociable layout, while recessed ceiling spotlights add a stylish finishing touch.

Sitting Room

13' 7" x 9' 5" (4.149m x 2.862m)

A beautifully presented and inviting sitting room, finished in a tasteful contemporary style with soft neutral décor and quality fittings throughout. The room enjoys an abundance of natural light from the large window, creating a bright yet cosy atmosphere ideal for relaxing or entertaining. Fire surround. Central heating radiator.

First Floor Landing

uPVC double glazed window to the side. Coving and loft access to the ceiling. Down lighting.

Bedroom One

17' 11" x 9' 5" (5.463m x 2.859m)

uPVC double glazed window to the front elevation. Central heating radiator. Down lighting. Fitted wardrobe. Door to ensuite.

Ensuite Bathroom

6' 5" x 9' 4" (1.958m x 2.854m)

uPVC double glazed window to the rear elevation. Fitted with a P-shaped bath with screen and shower over, close coupled w.c and wall mounted wash hand basin. Chrome effect central heating towel radiator. Fitted extractor.

Bedroom Two

12' 8" x 13' 9" (3.852m x 4.201m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving and down lighting to the ceiling. Fitted wardrobe.

Bedroom Three

8' 9" x 11' 10" (2.660m x 3.614m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Four

8' 7" x 8' 6" (2.604m x 2.590m)

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

Bathroom

A stylish and well-appointed family bathroom fitted with a modern three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, and low flush WC. Finished in a tasteful contemporary style with attractive tiling and neutral décor, the room enjoys excellent natural light from the frosted window, creating a bright and airy feel. The bathroom offers both comfort and practicality, perfectly suited to modern family living.

Loft Room

Access via a ladder the loft has been converted creating ample storage with Velux windows and flooring. This creates the possibility subject to permissions at a later date of being able to add a staircase up creating a permanent useable room.

Outside

The property makes a strong first impression with its kerb appeal, featuring a well-maintained front garden with established planting, low brick walls and mature shrubs. A wide, block-paved driveway provides generous off-road parking and leads to the integral garage and main entrance. To the rear, the garden is a standout feature. This spacious, private rear garden offers an excellent balance of lawn and paved areas. A large, well-tended lawn is ideal for family relaxation or play, bordered by tall, mature hedging that provides excellent privacy and a secluded feel. The garden also benefits from a generous brick-paved patio area, perfect for outdoor dining and entertaining, along with additional hardstanding and a timber pergola. With mature planting and a sunny aspect, this is a beautiful, low-maintenance garden that maximises the outdoor living space. This well-proportioned garden makes the



property particularly appealing for families and those who enjoy entertaining or relaxing outdoors.



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 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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



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
75.6 sq.m. (814 sq.ft.) approx.

1ST FLOOR
73.1 sq.m. (786 sq.ft.) approx.



TOTAL FLOOR AREA: 148.7 sq.m. (1601 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.
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