



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



Brackenborough Road

Louth
LN11 0AE

Offers in the Region Of £228,000

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 :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no forward chain on the vendor's side, Crofts Estate Agents are delighted to present this spacious three-bedroom detached family home, occupying a generous plot within the highly sought-after market town of Louth. Boasting well-proportioned accommodation throughout and offering excellent potential for a purchaser to modernise and create their ideal home, this property is perfect for growing families or buyers looking to put their own stamp on a home in a desirable location. Benefitting from gas central heating and uPVC double glazing, the accommodation briefly comprises a welcoming dining hallway, spacious living room, kitchen, conservatory, utility room and ground floor shower room. To the first floor are three well-sized bedrooms, the family bathroom and landing. Outside, the property enjoys attractive and generous gardens to both the front and rear, providing plenty of outdoor space for families and keen gardeners alike. A substantial driveway offers ample off-road parking for several vehicles. Properties occupying plots of this size and offering such fantastic scope for improvement are becoming increasingly difficult to find. Early viewing is highly recommended to fully appreciate the space, potential and excellent location this home has to offer.

Entrance Hall

uPVC double glazed windows to the side elevation and entry door to the front. Central heating radiator. Staircase to the first floor. Space to accommodate a average dining table and chairs or it

could be turned into an office space near the staircase. Storage cupboard.

Living Room

12' 1" x 16' 0" (3.69m x 4.87m)

A spacious and light-filled dual-aspect reception room offering an exceptional blank canvas for buyers looking to update and personalise a home. The room features generous proportions and dual double-glazed windows that fill the space with natural light. Existing features include a stone-effect fireplace, wall-mounted radiator, and traditional timber panelling. With its bright layout and solid footprint, this room presents prime potential to create a contemporary, stylish living space tailored to modern tastes.

Kitchen

17' 1" x 9' 0" (5.21m x 2.74m)

A well-proportioned, double-aspect kitchen offering significant potential to modernise and redesign into a contemporary culinary space. Currently fitted with a traditional range of wall and base units, roll-top work surfaces, tiled splashbacks, and a stainless steel sink unit positioned beneath a double-glazed window. The generous footprint easily accommodates dining space or additional storage, with features including a wall-mounted panel radiator, multiple doorway access points—including a sliding door—and under-counter appliance space. A fantastic opportunity for buyers seeking to create a bespoke dining kitchen tailored to modern living.

Utility Room

6' 11" x 11' 3" (2.12m x 3.44m)

A practical and functional utility space equipped with light oak-effect wall and base units, T-bar handles, and contrasting work surfaces. Features include an inset stainless steel sink and drainer unit positioned beneath a double-glazed window, tiled splashbacks, tile-effect flooring, a wall-mounted panel radiator, and ample worktop space with room below for laundry appliances.

Ground Floor Shower Room

4' 10" x 7' 1" (1.48m x 2.15m)

A useful ground-floor shower room comprising a fitted shower cubicle with a bi-fold frosted glass door and tiled surround, a retro avocado suite featuring a low-level WC and matching pedestal wash hand basin, and partially tiled walls with patterned accents. Further details include an obscure double-glazed window providing natural light and ventilation, a wall-mounted panel radiator, a shaver point, and tile-effect flooring throughout. Offers ideal scope for modern update to suit contemporary tastes.

Conservatory

8' 0" x 8' 0" (2.44m x 2.43m)

A light-filled conservatory addition featuring wrap-around uPVC double-glazed windows overlooking the rear garden and door leading out, all offering panoramic views of the outdoor space. Finished with smooth plaster ceiling, low-level dwarf walls, and checkered tiled flooring, this versatile space provides an ideal spot for relaxation or garden dining throughout the seasons.

First Floor Landing

uPVC double glazed window to the side elevation. Airing cupboard.

Bedroom 1

11' 8" x 8' 11" (3.55m x 2.71m)

The first of the double bedrooms is located to the rear and has a uPVC double glazed window. Central heating radiator. Storage cupboard housing the gas boiler.

Bedroom 2

12' 5" x 10' 11" (3.78m x 3.34m)

uPVC double glazed window to the front. Central heating radiator. Fitted wardrobes along one wall.

Bedroom 3

8' 8" x 6' 11" (2.65m x 2.12m)

uPVC double glazed window to the side. Central heating radiator. Storage cupboard.

Bathroom

5' 5" x 8' 11" (1.64m x 2.71m)

A good-sized bathroom fitted with a three-piece suite comprising a panelled bath with wooden side surround, pedestal wash hand basin, and a low-level WC with a wooden seat. The room features half-height wall tiling with a decorative border, a wide obscure double-glazed window letting in ample natural light, fitted wall mirror, and wall-mounted shelving. Offers clear potential for updating and refitting to modern standards. Central heating radiator.

Outside

Front Garden & Driveway To the front, the property boasts a generous concrete and gravel driveway providing ample off-road parking for multiple vehicles, leading to a covered carport and main entrance. The front garden is framed by mature hedging and established shrub borders, offering a good degree of privacy from the road. Side gated access leads around to the rear garden. **Rear Garden** To the rear, there is a substantial, fully enclosed garden featuring a paved patio area ideal for outdoor entertaining, which leads onto a central lawned area. The garden is well-stocked with mature shrubs, rose bushes, and specimen plants. Additional outdoor features include a paved pathway leading to the foot of the garden, a timber garden shed, and secure timber fence boundaries to all sides.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

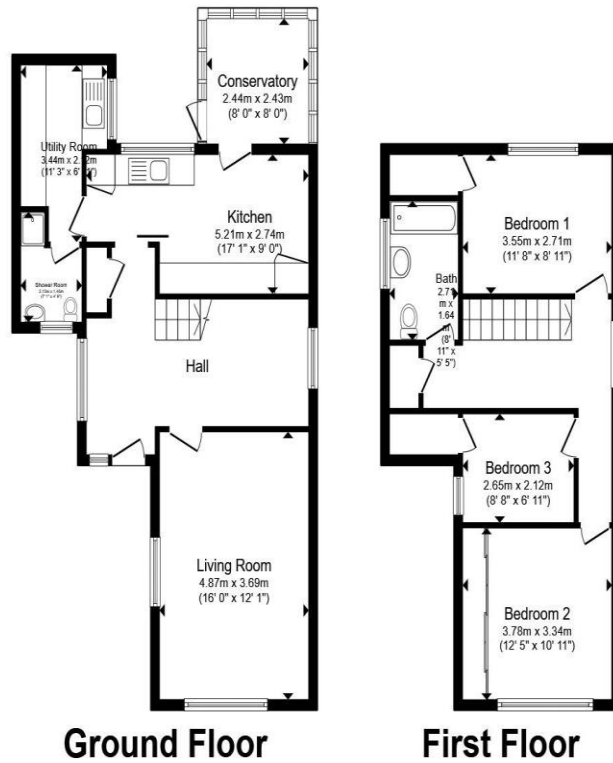
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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>





Total floor area 110.7 m² (1,191 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

