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



7 Harewood Crescent
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£175,000

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Property Description

Tucked away in a quiet cul-de-sac position and occupying a generous plot, this three bedroom home presents a fantastic opportunity for buyers seeking a rewarding project. Having served as a much-loved family home for many years, the property now offers superb scope for modernisation and personalisation, making it ideal for those with the time and vision to create their perfect home, or a young couple keen to take on an exciting ongoing renovation. Externally, the property benefits from off-road parking, a single garage and well-proportioned gardens, providing both practicality and excellent potential. To the rear, extensive, straightforward lawned gardens offer plenty of space for landscaping or family enjoyment, complemented by two useful brick outbuildings that lend themselves to storage or workshop use. Internally, the accommodation is well laid out and generously sized. The ground floor comprises an entrance hall leading to a comfortable lounge, with a separate yet connected dining room creating a versatile reception space ideal for entertaining or open-plan reconfiguration. The kitchen sits to the rear, offering further opportunity for redesign to suit modern living. To the first floor, stairs rise to a landing serving three well-proportioned bedrooms, two of which are doubles. The bathroom and WC remain in their original

separate arrangement, presenting buyers with flexibility to reconfigure into a contemporary combined space if desired. Conveniently located close to excellent junior and senior schooling, as well as the amenities of Louth, this is a rare chance to acquire a home with genuine potential in a sought-after residential setting.

Entrance hall

12' 11" x 6' 1" (3.94m x 1.85m)

With wood frosted door to the front, with two frosted wood panels to the side, the entrance hall has green carpet, cream decor, radiator and pendant light.

Lounge

13' 0" x 12' 6" (3.95m x 3.82m)

The lounge has pink carpet, cream decor with feature wall, uPVC window to the front with vertical blinds, tiled hearth and surround with gas fire and pendant light.

Dining room

11' 2" x 9' 8" (3.40m x 2.95m)

With wood glazed frosted doors from the lounge the dining room has pattern carpet, cream decor with feature wall, uPVC window and door to the rear, radiator and pendant light.

Kitchen

10' 9" x 8' 11" (3.28m x 2.71m)

A cream kitchen has wood effect work top over with sunken stainless sink drainer and space for washing machine, cooker and tall fridge freezer, there are white and cream splash back tiling with cream decor over. The room has brown tile effect vinyl flooring, uPVC window to the rear, uPVC frosted door to the side, pendant light and radiator.

Stairs and landing

The stairs and landing have green carpet, cream decor, uPVC window to the side, loft access, airing cupboard and pendant light.

Bedroom One

13' 0" x 10' 6" (3.97m x 3.20m)

Large main double bedroom with pattern decor, green carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

A second double to the rear has pattern decor, brown carpet, uPVC window, pendant light and radiator.

Bedroom Three

9' 11" x 8' 1" (3.02m x 2.46m)

A good sized single room has uPVC window to the front, green carpet, neutral decor, radiator and pendant light.

Family Bathroom

5' 7" x 5' 2" (1.70m x 1.57m)

The bathroom has matching white bath and sink, white tiled splash backs, cream decor, brown vinyl flooring, radiator, pendant light and frosted uPVC window to the rear.

WC

5' 7" x 2' 9" (1.70m x 0.83m)

The WC separate to the bathroom has WC, frosted uPVC window to the rear, cream decor, brown vinyl flooring and pendant light.

Garage

16' 5" x 8' 3" (5.00m x 2.52m)

A brick garage with flat felt roof is semi detached to the neighbours garage and has up and over metal door, timber door to the side with power and light inside.

Small shed

2' 10" x 6' 8" (0.86m x 2.03m)

A small brick shed which is connected to the garage is ideal for bin storage.

Large shed

6' 5" x 6' 7" (1.95m x 2.00m)

A larger shed could be utilised in many ways and has timber door from the side ally and is also connected to the the garage and other outbuilding.

Rear garden

A good sized rear garden has concrete paths across the back of the house and down the garage with lawn either side. There are soil borders with tall trees towards the bottom of the garden. The garden has hedge and fence boundaries to the side with taller timber fence to the rear. A concrete path runs through and under a covered area with a timber door to the driveway.

Front garden

A neat and tidy front has open tarmac driveway for one car in front of the garage with lawn garden having soil border. A concrete path goes to the front door and timber door to the side alley way.



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 B: 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.





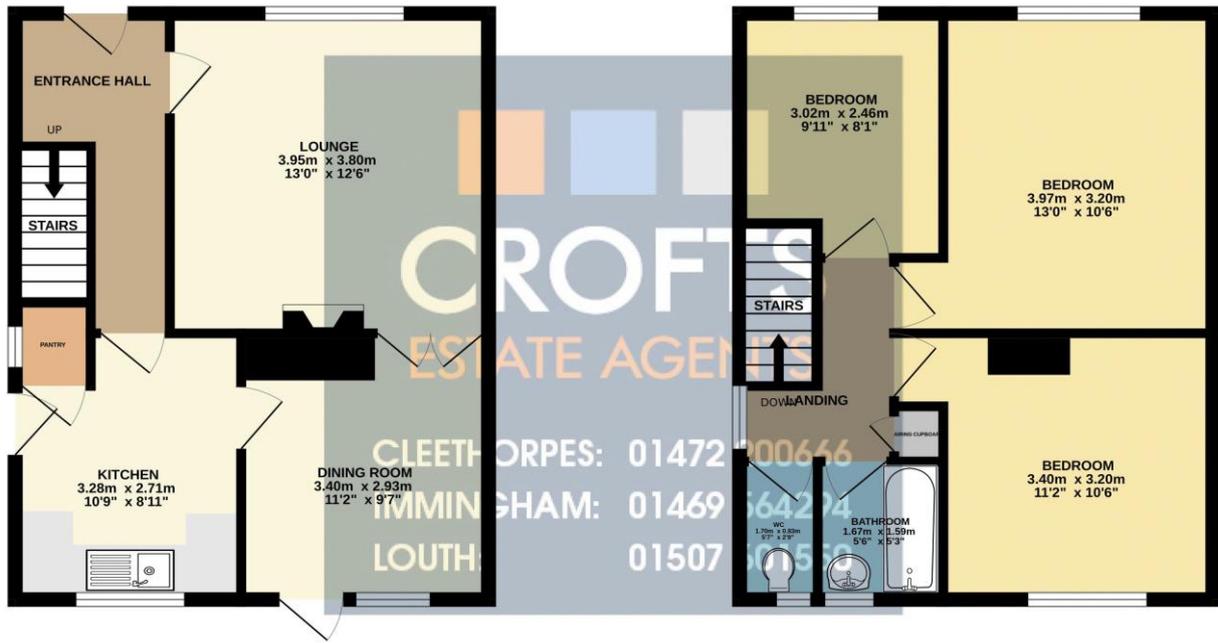
OPEN 7 DAYS A WEEK

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
39.8 sq.m. (428 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 80.2 sq.m. (863 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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