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



8 Amanda Drive
Louth
LN11 0AZ

Offers Over £240,000

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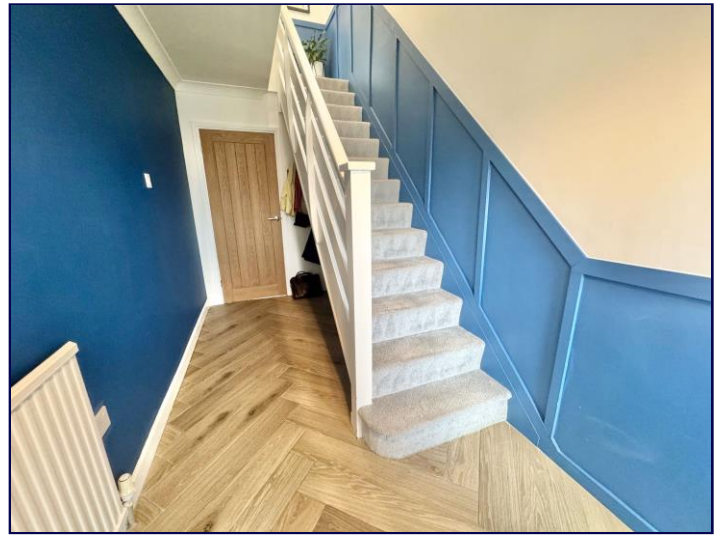
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Property Description

This superb detached residence lies in this ever popular position within Louth and has been fully renovated in recent years, resulting in a truly excellent family home. Internal viewings are highly recommended in order to fully appreciate the spacious and beautifully presented living accommodation on offer throughout, which is briefly comprised of: Entrance porch leading into entrance hallway, lounge with open plan entrance into large modern fitted kitchen dining room, rear lobby, cloakroom and integral garage to the ground floor. To the first floor and three very well presented bedrooms served by a superb modern bathroom suite. Outside, there is a large driveway providing ample off road parking leading to the integral garage. There are large gardens to the front, securely enclosed by 5ft wood panel fencing, with a private and low maintenance garden to the rear with patio and pergola. An ideal family home situated in one of the area's more popular and sought after locations.

Entrance Hall

Entrance porch to front opens uPVC door to front leads into entrance hallway, radiator, herringbone floor, decorative panelling to walls. Door to rear leads into lounge

Lounge

10' 2" x 15' 9" (3.1m x 4.8m)

uPVC window to front aspect. uPVC window to side, open plan entrance into fitted kitchen dining room. Herringbone style flooring. Radiator

Dining kitchen

9' 2" x 19' 0" (2.8m x 5.8m)

uPVC french doors to rear leading to the rear garden. uPVC window to rear. Range of attractive modern fitted units with 5 ring gas hob, integral double oven. 1.5 sink bowl unit with draining board and mixer tap. Herringbone style flooring. Radiator. Door to side leads into rear passageway which in turn leads to the garage and cloakroom

Rear lobby

uPVC door to rear leading to the rear garden. Door to side leads to cloakroom. Door to front leads into integral garage

Cloakroom

uPVC to rear. Low flush w/c

Garage

20' 4" x 8' 10" (6.2m x 2.7m)

Up and over door, light and power

First Floor Landing

uPVC window to side. Panelled walls. Hatch to loft

Bedroom 1

15' 1" x 10' 2" (4.6m x 3.1m)

uPVC windows to front and side aspects. Radiator. Attractive decorative wall panels. Double built in storage cupboard.

Bedroom 2

10' 2" x 9' 2" (3.1m x 2.8m)

uPVC window to rear, radiator

Bedroom 3

7' 3" x 7' 7" (2.2m x 2.3m)

uPVC window to front, radiator. Panelled walls

Family Bathroom

6' 11" x 6' 7" (2.1m x 2.0m)

Opaque uPVC window to rear. Panelled bath with shower screen door and shower over. Close coupled w/c, vanity wash basin with storage cupboards. Heated towel rail. Tiled walls

Outside

A large gravelled driveway to the front provides ample off road parking which leads to a single garage. Gated access to the side leads to the large front garden which is majority laid to lawn, enclosed by tall wood panel fencing to the front and side. Further gated access to the rear leads to the private and low maintenance rear garden. There's a large patio, lawn and wooden pergola, enclosed by tall wooden panel fencing. Ideal for al fresco dining or entertaining. Also a great space for children and pets being secure and gated.

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 C: 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.







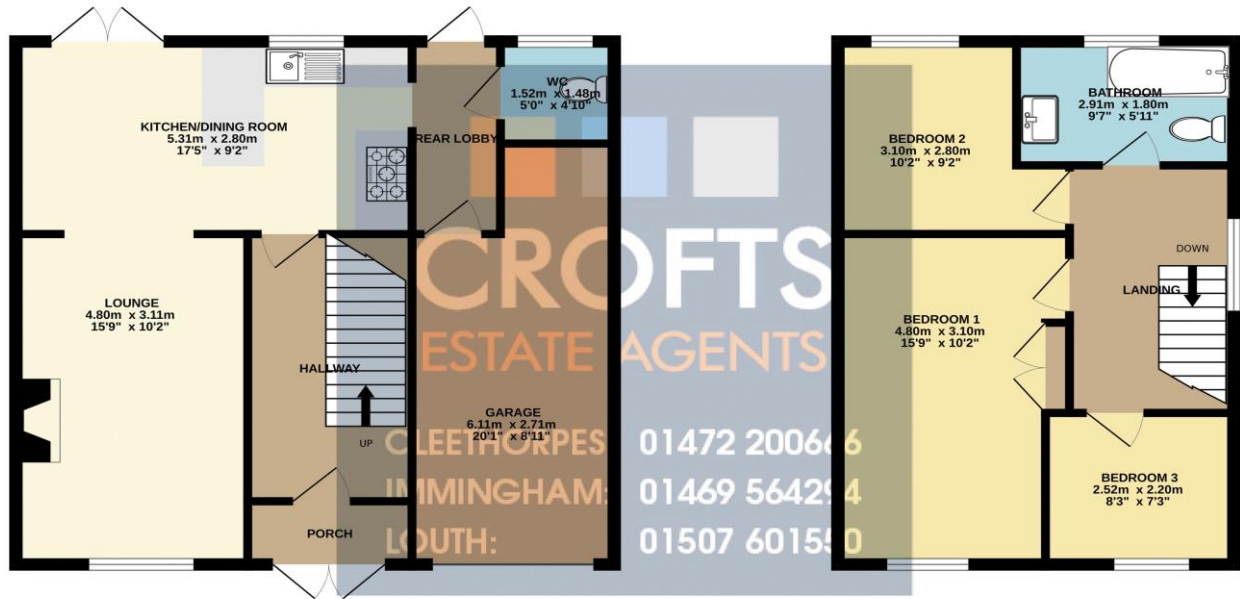
OPEN 7 DAYS A WEEK

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
60.3 sq.m. (649 sq.ft.) approx.

1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA : 100.6 sq.m. (1083 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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