



# CROFTS ESTATE AGENTS

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



Old Plumtree Lane

North Thoresby  
DN36 5QF

Auction Guide Price £110,000

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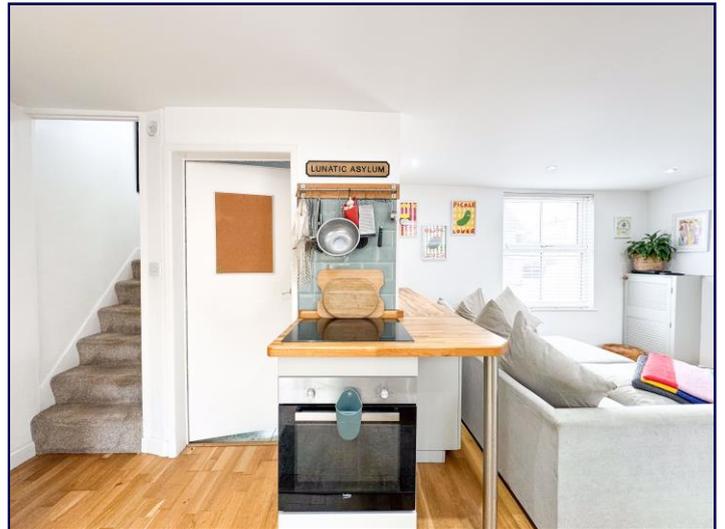
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### Property Introduction

NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this modern and spacious semi detached property which is located within a popular village location. Ideal for a first time or even a buy to let investor, this property comes with viewing highly advised. The village boasts local amenities and also lies conveniently in between the towns of Grimsby and Louth. Internal viewing will reveal an open plan ground floor incorporating a lounge-dining-kitchen area which is complimented by a cozy log burner. There is also a handy large walk in cupboard. To the first floor there are two bedrooms and the bathroom. With a low maintenance courtyard rear garden and the property also benefits from uPVC double glazing. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the

Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### Kitchen/Dining/Living

15' 9" x 21' 0" (4.79m max x 6.39m max)

With dual aspect windows to the front and rear elevation, a door to the rear, an electric heater and wooden flooring. There is also a modern fitted kitchen with a twin belfast sink, solid wood counter tops and plumbing for a washing machine. There is also an electric oven and hob. Lastly there is a large storage cupboard.

### First Floor Landing

Carpeted stairs lead to the first floor with a window to the front elevation and a carpeted floor.

### Bedroom One

9' 6" x 13' 11" (2.89m x 4.24m)

Bedroom one has a window to the rear elevation, an electric heater and a carpeted floor. There is also built in storage.

### Bedroom Two

6' 0" x 9' 3" (1.82m x 2.83m)

Bedroom two has a window to the front elevation and a carpeted floor.

### Bathroom

10' 5" x 6' 8" (3.18m x 2.03m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with a shower over. There is also built in storage.

### Outside

To the rear there is a low maintenance courtyard style garden, ideal for alfresco dining or relaxing in the sun.

### 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, all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR  
29.3 sq.m. (315 sq.ft.) approx.

1ST FLOOR  
29.2 sq.m. (315 sq.ft.) approx.



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TOTAL FLOOR AREA: 58.5 sq.m. (630 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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 enquiries, 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.