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145 Pelham Avenue
Scartho
DN33 3NE

Offers in the Region Of £385,000

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Property Description

Positioned within one of Scartho's most sought-after residential settings, Cobblestone House is an exceptional four-bedroom detached residence that has been meticulously redesigned and comprehensively renovated to an outstanding standard throughout. Combining elegant contemporary styling with thoughtfully curated living spaces, this remarkable home delivers an enviable lifestyle for the modern family buyer. Occupying a generous plot with a beautifully orientated south-facing garden, the property effortlessly blends luxurious interior design with practical family living, creating a home of both style and substance. Ideally located within easy reach of an excellent range of local amenities, highly regarded schools, regular transport links and the Diana Princess of Wales Hospital, the property enjoys the perfect balance of village charm and everyday convenience. Upon entering, you are welcomed by a bright and sophisticated reception hall, setting the tone for the quality and finish showcased throughout. To the front elevation, an elegant bay-fronted lounge provides a warm and inviting retreat, centred around a striking multi-fuel burning stove. Undoubtedly the heart of the home is the stunning open-plan dining kitchen, exquisitely appointed with a comprehensive range of high-quality fitted units, integrated appliances and expansive bi-

fold doors that open seamlessly onto the rear entertaining terrace and landscaped gardens beyond — perfectly designed for indoor-outdoor living and entertaining. Further enhancing the ground floor is a practical utility room, guest cloakroom and an impressive double bedroom suite complete with a walk-in dressing room and luxurious en-suite shower room, ideal for guests, multi-generational living or those seeking versatile accommodation. The first floor continues to impress, offering three beautifully presented bedrooms, including two generous doubles, alongside a sumptuous four-piece family bathroom finished to an exceptional specification. Externally, the property enjoys an attractive frontage with extensive driveway parking and a garage storage space with electric door access. To the rear, the enclosed south-facing garden offers a private and tranquil setting, predominantly laid to lawn with a substantial timber decked terrace perfectly suited for alfresco dining and summer entertaining. Finished with gas central heating and double glazing throughout, Cobblestone House represents a rare opportunity to acquire a truly turnkey home of exceptional quality in a highly desirable location.

Entrance Hallway

Neutrally decorated and having composite entry door to the front elevation along with 3/4 height double glazed windows to the front elevation. Down lighting to the ceiling. Staircase to the first floor. Central heating radiator.

Living Room

12' 5" x 17' 3" (3.79m x 5.26m)

A stunning, bright and spacious open-plan living room with a contemporary, light-filled feel, flooded with natural light from a wide bank of 3/4 height windows to the front. The room features neutral grey walls, crisp white ceilings with impressive height, and beautiful dark wood flooring. A large, eye-catching stove with a tall black flue makes a dramatic focal point on one wall. A wonderfully sociable and versatile living space with excellent natural light and modern fixtures and fittings.

Kitchen/Diner

11' 2" x 21' 10" (3.41m x 6.65m)

A stunning contemporary kitchen supplied and installed by Haagensen with a light, spacious and luxurious feel. The room features sleek handleless units, with a beautiful waterfall edge work surfacing with large central island with integrated induction hob and breakfast bar seating for four. There is a comprehensive range of integrated appliances including fridge, freezer, double ovens, and a black sink with modern mixer tap. The space is flooded with natural light from bi folding doors that open directly onto a timber deck and the rear garden. Finished with dark oak-effect flooring, recessed ceiling lighting and striking smoked glass pendant lights over the island. A bright, sociable and high-spec kitchen/dining space, perfect for modern family living and entertaining.

Utility room

6' 2" x 6' 2" (1.89m x 1.87m)

A cleverly designed and practical utility area with modern units and sleek stainless steel sink. It features space for a washer, dryer and dishwasher. The space benefits from good natural light, marble-effect splashbacks, and easy-to-maintain flooring. Located conveniently off the kitchen, this is a highly functional laundry and storage space that keeps everyday household tasks neatly organised.

Cloakroom

With uPVC double glazed window, w.c and central heating radiator.

Dining Room or Bedroom

11' 11" x 11' 7" (3.62m x 3.54m)

A bright and versatile reception room, currently configured as a dining room but equally well-suited as a generous double bedroom or home office. The room features neutral toned walls and dark oak-effect flooring. The room is flooded with natural light from wide sliding glass doors opening directly onto the rear garden. Door off to a walk in closet and separate shower room. A highly flexible space ideal for family dining, entertaining or adaptable living.

Dressing Room

A useful walk in closet with door leading to the shower room.

Shower Room

8' 0" x 4' 6" (2.45m x 1.37m)

A stylish contemporary en suite featuring a walk-in glass shower with rainfall shower head and separate handheld attachment, complemented by elegant textured wall tiling. The suite also includes a modern countertop wash basin set on a wood-effect vanity unit with wall-mounted chrome fittings and mirrored cabinet. A frosted window allows for natural light while maintaining privacy, creating a bright and sophisticated finish throughout.

First Floor Landing

Neutrally decorated, a light and airy landing area with double glazed window to the top of the stairwell.

Bedroom One

17' 2" x 14' 2" (5.22m x 4.33m)

A large main bedroom offering ample space with two Velux windows and having a further double glazed window to the side. Central heating.

Bedroom Two

16' 10" x 9' 0" (5.14m x 2.75m)

Double glazed window to the side. Central heating radiator.

Bedroom Three

7' 2" x 6' 5" (2.19m x 1.95m)

Double glazed window. Central heating radiator.



Bathroom

6' 9" x 9' 6" (2.05m x 2.90m)

A beautifully appointed contemporary bathroom featuring a freestanding bath with wall-mounted chrome fittings, large-format neutral tiling, and a recessed display niche. Natural light floods the space through a skylight and frosted window, enhancing the bright and airy feel. Further benefits include a modern vanity unit, heated towel rail, and stylish wood-effect flooring, creating a luxurious spa-like atmosphere. The bathroom further benefits from a contemporary curved glass shower enclosure with rainfall shower head and separate handheld attachment, complemented by sleek sanitaryware and large-format neutral tiling throughout. A frosted window provides additional natural light and privacy, while wood-effect flooring adds warmth and a modern finish to the space.

Outside

To the front the property has laid to lawn and benefits from off road parking and has a walled boundary. The former garage has a storage area ideal for bikes, garden equipment etc. To the rear the garden truly benefits from a much larger than average plot with laid to lawn and a large decked patio area running across the width of the rear ideal for outdoor entertaining and enjoys a good degree of privacy and a sunny facing aspect.



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

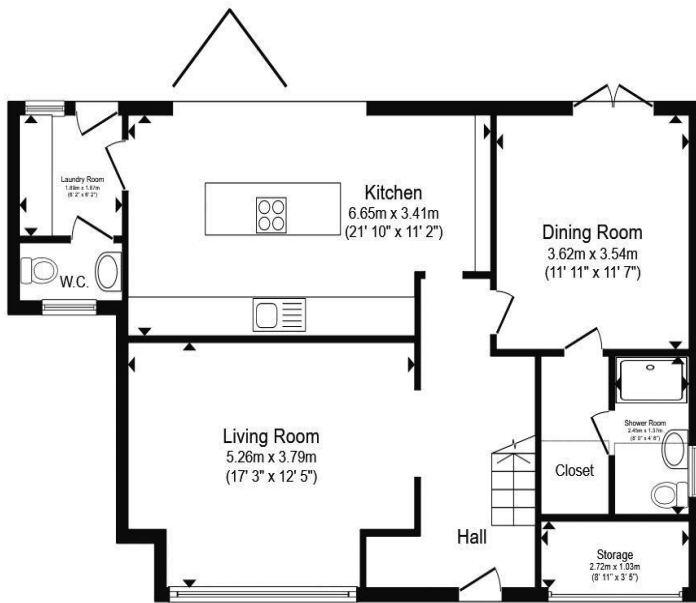
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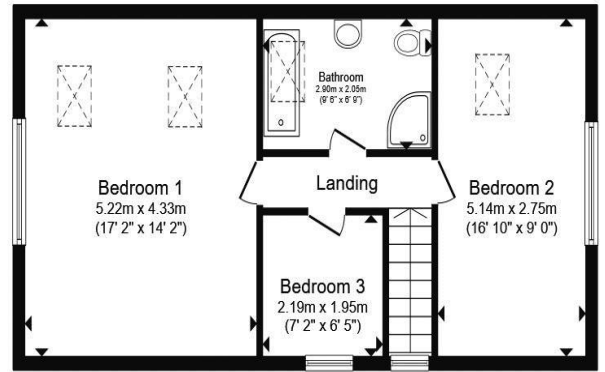
OPEN 7 DAYS A WEEK

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



First Floor

Total floor area 133.9 m² (1,441 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

