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



33 Laburnum Crescent
Louth
LN11 8SG

Offers in the Region Of £286,500

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

An exceptional opportunity to acquire one of the finest examples of this style of property currently available on the market. This beautifully presented three-bedroom semi-detached dormer bungalow offers spacious and versatile accommodation, making it perfectly suited to a wide range of buyers, from growing families to those looking to downsize without compromising on space. The property has been extensively modernised and significantly improved in recent years, resulting in a stylish and comfortable home ready to move straight into. The well-planned ground floor accommodation comprises a welcoming entrance hallway, a generous living room, and a versatile snug which could also serve as a games room or home office. The true heart of the home is the impressive open-plan kitchen, dining and living space, ideal for modern family living and entertaining, which flows seamlessly into a bright conservatory overlooking the garden. A well-appointed bathroom completes the ground floor. To the first floor, the landing provides access to three well-proportioned bedrooms, along with a useful cloakroom and a large storage cupboard. Externally, the property continues to impress. There is ample off-road parking for several vehicles, including space suitable for a caravan, motorhome or similar. To the rear, a generous and well-

maintained garden backs onto open fields, providing a pleasant outlook and a good degree of privacy. The property also benefits from a larger-than-average detached garage, offering excellent storage or workshop potential. This is a rare opportunity to purchase a superbly presented and spacious home in a desirable setting, and early viewing is highly recommended.

Entrance hallway

Pleasantly presented and offering composite entry door to the side elevation. Central heating radiator.

Lounge

13' 9" x 19' 8" into stairs (4.181m x 5.993m)

This spacious and welcoming living room features a modern, comfortable family-oriented design with a cool, neutral colour palette accented by bold statement elements. With two uPVC double glazed windows allowing for ample natural light to brighten the room. Living flame gas fire. Column radiator. Staircase to the first floor.

Snug/Games room/Office

9' 11" x 8' 8" (3.014m x 2.631m)

A versatile space that offers a multitude of uses from a snug, home office or as a games room as per its current use. Central heating radiator.

Bathroom

7' 10" x 5' 4" (2.393m x 1.636m)

A modern and stylish bathroom equipped with a w.c and wash basin set into a modern bathroom unit, along with a P-shaped shower bath with screen and shower over. Attractive tiling to the walls. Anthracite coloured radiator. Down lighting. uPVC double glazed window to the side elevation.

Kitchen Living area

11' 11" x 19' 8" (3.629m x 5.993m)

One of the main features to this property has to be this lovely and well presented open plan kitchen dining living area which opens to the conservatory. The kitchen area offers an excellent array of fitted wall and base units with contrasting work surfacing and breakfast bar. Inset to the work surfacing there is a one and a half sink and drainer. Splashback tiling. Integrated dishwasher. Space and water connection for an American fridge freezer. Space for a range oven (possibly available by separate negotiation). Chimney extractor over. Column radiator. Open through into the conservatory which is used as a the dining area.

Conservatory

7' 11" x 9' 1" (2.418m x 2.781m)

uPVC double glazed with entry door leading out to the garden. Column radiator.

First Floor Landing

With loft access and a uPVC double glazed window, the landing has large built in storage units creating ample storage space.

Cloakroom

2' 7" x 5' 5" (0.787m x 1.641m)

uPVC double glazed window to the side elevation. Central heating radiator. Fitted with a vanity wash hand basin and close coupled w.c.

Bedroom One

13' 1" x 10' 9" (3.979m x 3.264m)

uPVC double glazed window to the rear elevation. Fitted wardrobes to two walls. Central heating radiator.

Bedroom Two

9' 10" x 10' 8" (2.988m x 3.255m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

9' 6" x 8' 8" (2.895m x 2.648m) max

uPVC double glazed window to the rear elevation. Central heating radiator.

Front Garden

The property is set back from the road behind a generous gravelled frontage, creating an immediate sense of space and practicality. The wide frontage provides extensive off-road parking for multiple vehicles, making it ideal for families or those requiring additional parking for a caravan, motorhome, or visitors. A private driveway runs along the side of the property, providing further parking and leading to the detached garage positioned to the rear, offering excellent storage or workshop potential. Low-maintenance gravel landscaping to the front ensures the area is both practical and easy to manage, while the property's set-back position and open aspect create a welcoming first impression. Overall, the frontage offers a rare combination of kerb appeal, practicality, and substantial parking.

Garage

19' 4" x 11' 10" (5.889m x 3.606m)

With electric garage door this well proportioned and larger than average garage has a peaked roof creating further storage, internal light and power and side personal door.



Rear Garden

The rear of the property enjoys a generous and well-maintained garden, offering an excellent outdoor space ideal for both relaxing and entertaining. A large lawned area forms the main part of the garden, providing plenty of room for families, pets, or keen gardeners to enjoy. Adjacent to the property is a raised decked seating area, perfectly positioned to create an inviting space for outdoor dining, summer gatherings, or simply relaxing while overlooking the garden. Running along the side of the garden is a block-paved driveway leading to a substantial detached garage, providing excellent parking, storage, or potential workshop space. The garage is complemented by a greenhouse, ideal for those with an interest in gardening or growing their own produce. The garden is fully enclosed with modern fencing, offering a good degree of privacy and security, while the open aspect beyond creates a pleasant and peaceful outlook. Overall, the rear garden provides a wonderful balance of usable lawn, practical parking space, and outdoor entertaining areas, making it a superb extension of the home

is operated via a Hive system. Property is on a water meter and has smart meters.

Additional Information

As mentioned the property has undergone modernisation over the past few years and the current owners have supplied us with the following information. Windows and facias installed 2019, Bathroom installed 2019, Garage 2019, boiler was installed end of 2015, electrics upgraded 2015/16, wardrobes installed in 2025, driveway was done in the summer of 2024. The heating system



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.



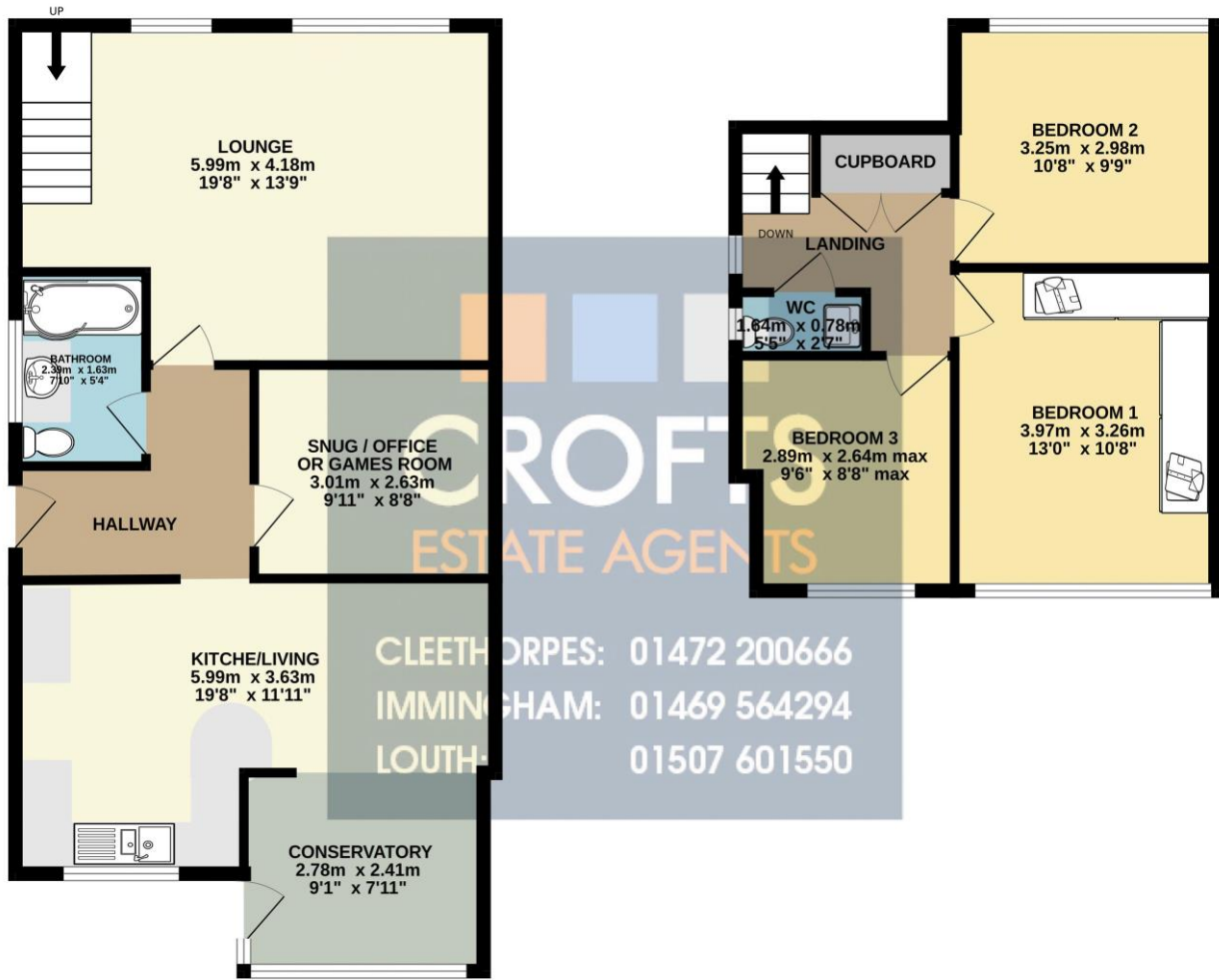
OPEN 7 DAYS A WEEK

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
65.9 sq.m. (709 sq.ft.) approx.

1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



TOTAL FLOOR AREA: 103.7 sq.m. (1116 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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