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



3 Howard Fields Way
Louth
LN11 0FR

Offers in the Region Of £425,000

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Property Description

Crofts are delighted to bring to the market this exceptional four-bedroom executive detached family home, occupying a sought-after position on the edge of the highly regarded market town of Louth. Beautifully presented throughout and finished to an outstanding standard, this truly turnkey property offers stylish, spacious and versatile living accommodation that is sure to impress even the most discerning of buyers. Having been significantly enhanced by the current owners, the property now represents one of the finest examples of a modern family home available in the area. Combining elegant interiors with practical family living, every room has been thoughtfully designed and impeccably maintained. Benefitting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises a welcoming reception hallway, a spacious living room, oak flooring, oak doors and oak skirting throughout the property and a stunning contemporary kitchen/dining room perfect for both everyday family life and entertaining, and a superb garden room that seamlessly connects the indoor and outdoor spaces. A utility room and cloakroom complete the ground floor. To the first floor are four generously proportioned bedrooms, two featuring built-in wardrobes and one featuring fitted wardrobes, together with a stylish family bathroom. The impressive principal bedroom

enjoys the added luxury of fitted storage and a contemporary en-suite shower room. Externally, the property continues to impress with ample off-road parking, an integrated garage and a beautifully maintained rear garden, providing the perfect setting for relaxing, entertaining and family enjoyment. Homes of this quality, in such a desirable location, rarely remain available for long. Early viewing is highly recommended to fully appreciate the standard of accommodation and lifestyle on offer.

Entrance Hallway/Open Plan Dining Room

A spacious entrance hallway which enjoys a double glazed window to the front elevation along with a side entry door from an open porch. Attractive oak staircase leading to the first floor. Down lighting to the ceiling. Two central heating radiators. Oak flooring. The hallway provides ample space to accommodate a reception or dining area and opens through to the kitchen creating an ideal entertainment area.

Living Room

18' 8" x 11' 5" (5.68m x 3.47m)

With double glazed window to the front elevation and oak French doors to the rear leading through to the dining area. Down lighting to the ceiling. The focal point is a stylish modern fireplace set into the feature wall. Down lighting to the ceiling. Oak flooring. Two central heating radiators.

Kitchen

11' 1" x 9' 10" (3.37m x 2.99m)

A beautifully appointed and generously proportioned kitchen diner, fitted with an attractive range of quality oak wall and base units complemented by contrasting quartz work surfaces and tiled splashbacks. The kitchen is equipped with integrated Neff double electric ovens and microwave inset four ring electric hob with contemporary Elica extractor canopy over, and an inset sink positioned beneath a rear-facing window overlooking the garden. A striking curved oak worktop provides additional workspace, while recessed ceiling spotlights and stylish Amtico grey tiled flooring enhance the modern feel. Open-plan in design forming part of an impressive living space. This versatile dining and seating area is flooded with natural light thanks to its vaulted ceiling, feature exposed oak timber beams, and four velux windows. The space flows effortlessly into the dining area/sitting area, creating a superb social hub ideal for both everyday family living and entertaining.

Dining/Sitting Area

11' 3" x 9' 6" (3.43m x 2.90m)

Forming part of an impressive open-plan living space, this versatile dining and seating area is flooded with natural light thanks to its vaulted ceiling, feature exposed timber beams, and four Velux roof windows. Finished with stylish grey Amtico flooring throughout, the space combines character, comfort, and practicality in equal measure.

Conservatory

10' 6" x 8' 2" (3.21m x 2.49m)

A stunning garden room designed and fitted by James Oliver to maximise natural light, featuring a vaulted ceiling with twin roof lantern skylights and attractive exposed timber detailing. Surrounded by floor-to-ceiling glazing, this beautifully presented space enjoys uninterrupted views over the rear garden and creates a seamless connection between the home and outdoors. French doors provide direct access to the patio and lawned garden, making it an ideal spot for relaxing, entertaining guests, or enjoying the garden throughout the seasons. Finished with stylish tiled grey Amtico flooring, the conservatory offers a bright and tranquil additional reception area that can be enjoyed all year round.

Utility

9' 11" x 5' 7" (3.03m x 1.70m)

This practical and well-equipped utility room is conveniently located off the kitchen and provides excellent everyday functionality. Fitted with matching light oak cabinetry and

complemented by durable Amtico grey tiled flooring, the space includes a range of base and wall units, ample drawer storage and a tall floor-to-ceiling cupboard offering generous storage for laundry and household items. There is a stainless steel sink with mixer tap and filter tap beneath a large window that floods the room with natural light and offers views of the rear garden. Plumbing for a washing machine.

Cloakroom

The cloakroom has a uPVC double glazed window and is equipped with a modern w.c and vanity wash hand basin. Central heating radiator. Grey Amtico tiled flooring.

First Floor Landing

Neutrally decorated and having down lighting to the ceiling. Loft access with pull down ladder. Boarded loft. Central heating radiator. Airing cupboard.

Bedroom 1

14' 4" x 10' 1" (4.38m x 3.07m)

A generous and beautifully presented principal bedroom offering a peaceful and light-filled retreat. Finished in a calming neutral palette with warm oak accents and attractive oak wooden flooring. A particular feature is the bespoke floor-to-ceiling oak wardrobe and storage system, providing extensive hanging space, shelving and integrated storage solutions. A large window floods the room with natural light and enjoys pleasant outlooks. Central heating radiator. Door to the ensuite.

Ensuite

The ensuite offers a double glazed window to the rear and is equipped with a modern and stylish suite comprising vanity wash basin, wall mounted overhead mirror unit. Concealed cistern w.c and a well proportioned walk in shower. Fully tiled throughout. Central heating towel radiator.

Bedroom 2

11' 5" x 11' 5" (3.47m x 3.47m)

With built in oak wardrobes along one wall and having a uPVC double glazed window to the front. Central heating radiator. Oak flooring.

Bedroom 3

15' 5" x 9' 8" (4.69m x 2.95m)

uPVC double glazed window to the rear and having fitted wardrobes along one wall with space to accommodate a double



bed with overhead storage. Central heating radiator. Down lighting. Oak flooring.

Bedroom 4

11' 5" x 6' 10" (3.48m x 2.09m)

Currently used as a home office but equally creating a good sized bedroom. Double glazed window. Down lighting and a central heating radiator. Oak flooring.

Bathroom

9' 7" x 8' 2" (2.92m x 2.48m)

This modern and well-appointed family bathroom features high-quality fittings and a neutral, contemporary finish with neutral tiled walls and flooring. The room is fitted with a stylish white round stand-on sink with a contemporary chrome mixer tap, set upon a wooden vanity unit. A large wall-mounted mirror cabinet provides practical storage and adds to the sense of space. There is a generous walk-in corner shower enclosure with a large rainfall shower head. The separate white bath with chrome bath/shower mixer is ideal for family use. Completing the suite is a contemporary white WC. The bathroom benefits from natural light via a window and includes useful extras such as a chrome heated towel rail and recessed ceiling spotlights. This is a bright, functional and attractive family bathroom with modern fixtures and fittings throughout.

Outside

Offering ample off road parking to the front and easy maneuvering of cars essentials in todays busy lifestyles, and accessing the garage. To the rear there is a lovely garden ideal for outdoor and alfresco dining and offers a good sized patio area along with steps up to a raised lawn complemented with planted borders offer shrubs, plants and trees. Timber garden shed.

Garage

19' 6" x 9' 11" (5.94m x 3.02m)

Plumping for an additional washing machine.



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 E: 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

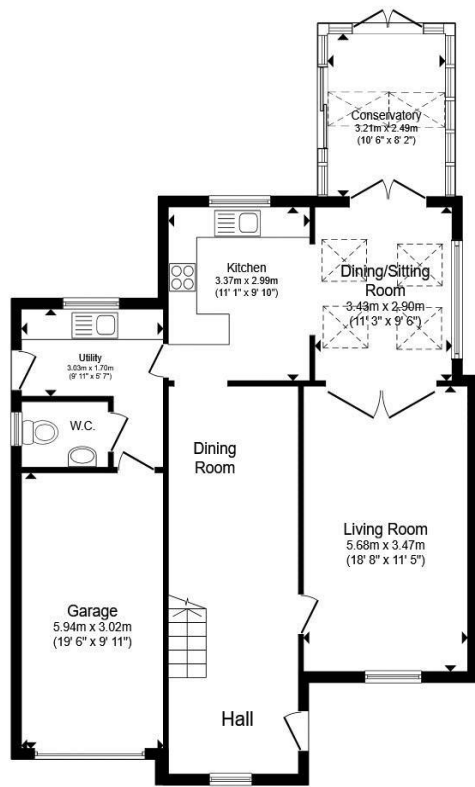
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



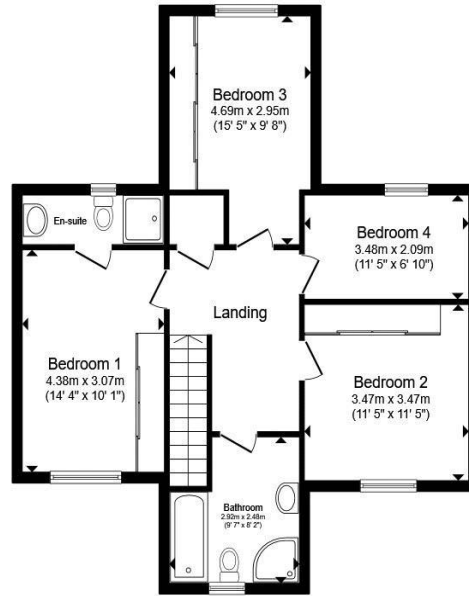
OPEN 7 DAYS A WEEK

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 166.1 m² (1,788 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

