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Whitehall Country Cottages

Cleethorpes
DN35 0TX

Offers in the Region Of £210,000

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Property Introduction

A Charming Three-Bedroom Cottage in an Exclusive Coastal Development Hidden within an exclusive, award-winning courtyard development, this beautifully presented three-bedroom cottage perfectly combines timeless character with contemporary style. Constructed using reclaimed bricks and sympathetically refurbished throughout, this unique home offers exceptional presentation and an enviable coastal location. Situated just off North Sea Lane, the property is within easy walking distance of the Country Park, while the nearby town offers an excellent selection of cafés, restaurants, shops and amenities. The elegant dual-aspect lounge provides a welcoming principal reception space, with a door opening directly onto the private rear garden. A delightful conservatory-style extension creates a versatile additional reception area, ideal as a dining room, garden room or relaxing retreat. To the first floor are three bedrooms, the original second bedroom being split to create an extra room, with the principal bedroom enjoying French doors opening onto a charming Juliet balcony. A contemporary bathroom completes the accommodation. Outside, the enclosed rear garden offers a peaceful, low-maintenance retreat, featuring mature planting and a bespoke storage shed. A boarded loft provides valuable additional storage, while allocated parking is complemented by further visitor parking. Combining character, style and an outstanding coastal setting, this exceptional cottage represents a rare opportunity to acquire a truly special home. Early viewing is highly recommended.

Entrance Hall

Entering the property reveals a radiator and Oak flooring.

WC

With Oak flooring, a WC and basin.

Lounge

16' 2" x 9' 11" (4.93m x 3.03m)

The lounge has a window to the front elevation, a door to the rear garden, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

16' 1" x 7' 3" (4.89m x 2.20m)

The kitchen has a window to the front elevation, Oak flooring and a modern fitted kitchen with plenty of counter space, a ceramic sink and drainer and plumbing for both a washing machine and dish washer.

Conservatory

9' 2" x 16' 2" (2.80m x 4.93m)

With dual aspect windows to the side and rear elevation, French doors to the side, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a window to the rear elevation, access to the loft and a carpeted floor.

Bedroom One

16' 2" x 10' 0" (4.93m x 3.05m)

Bedroom one has a Juliet balcony to the front elevation, window to the rear, a radiator and a carpeted floor.

Bedroom Two

8' 11" x 7' 4" (2.73m x 2.23m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

6' 11" x 7' 4" (2.12m x 2.24m)

Bedroom three has a window to the front, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

5' 10" x 7' 2" (1.77m x 2.18m)

The bathroom has an opaque window to the front, a heated towel rail, tiled walls and vinyl flooring. There is also a WC, vanity basin and a bath with mains shower over.

Outside

With beautiful garden spaces to the front and rear, stocked with established shrubs and flowers making a truly lovely space to relax or entertain. There is also a lawn and feature patio ideal for alfresco dining. There is also an allocated parking space.

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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

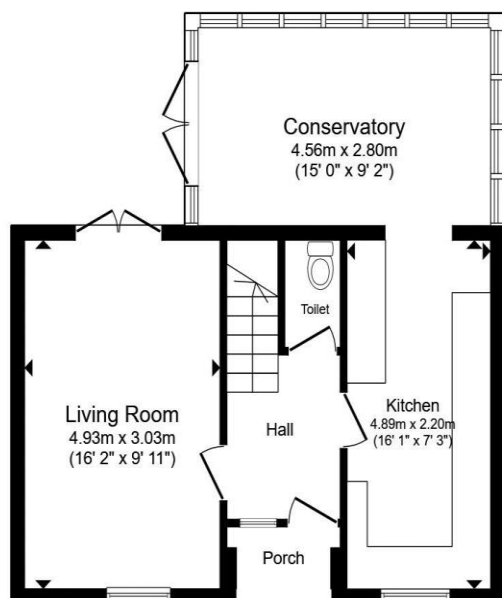
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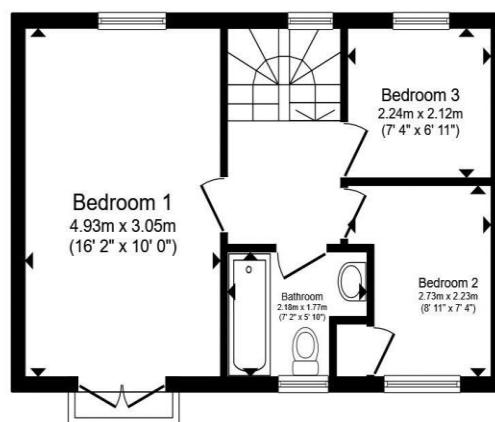
Property Management

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.





Ground Floor



First Floor

Total floor area 83.3 m² (897 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

