CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









Woodbine Cottage Willoughby Road
Sloothby
LN13 9NP

Offers Over £230,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: info@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Description
Offered for sale with no forward chain, this charming two-bedroom detached home is located in a highly sought-after village setting and occupies a generous corner plot adjoining Willoughby Road and Sloothby High Street. Early viewing is highly recommended to fully appreciate the character, space, and exciting potential this property offers. Set on a substantial plot, the property provides excellent scope for extension or further development, subject to the necessary planning permissions. The accommodation briefly comprises an entrance porch leading into a lobby, ground floor shower room, and two versatile reception rooms — one of which could easily serve as a third ground floor bedroom if required. One reception room opens through to a dining kitchen. To the first floor are two well-proportioned bedrooms accessed from the landing. The home benefits from double glazing and solid fuel heating. Externally, the property sits on a lovely wrap-around corner plot, predominantly laid to lawn, offering excellent outdoor space. There is ample off-road parking, along with additional standing suitable for a caravan or similar vehicle. This is a fantastic opportunity for purchasers seeking a home with character, space, and future potential in a desirable village location.

Entrance Porch

uPVC double glazed entry door to the front along with two windows to the side aspect. Inner door through to the hall.

Hallway

Doors to the lounge and shower room.

Shower Room
8' 0" x 6' 1" (2.439m x 1.866m)
Equipped with a low level w.c, pedestal wash hand basin and a shower cubicle with electric shower. Tiling to the floor and wall surfaces. uPVC double glazed window to the side elevation. Central heating radiator.

Lounge
11' 10" x 10' 11" (3.616m x 3.329m)
uPVC double glazed window to the front elevation. Door to the staircase. Focal point created by the log burner and fireplace. Central heating radiator. Opening through to the dining area and kitchen.

Kitchen/Diner
11' 5" x 12' 1" (3.49m x 3.68m) max points L shape
The kitchen area has two uPVC double glazed windows to the side elevation and a window to the rear to the dining area. Fitted with a

range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Integrated oven and four ring electric hob. Splashback tiling. Central heating radiator.

Utility
6' 10" x 5' 5" (2.093m x 1.653m)
With tiled flooring and having plumbing for a washing machine. Door also leading into the conservatory.

Sitting Room or Potential Third Bedroom
11' 11" x 11' 4" (3.633m x 3.443m)
A versatile space currently used as a second sitting room although it could be possible to use this as a third bedroom for those wishing to do so. Central heating radiator. uPVC double glazed windows to the front and side elevations.

Conservatory
9' 11" x 13' 1" (3.029m x 3.9814m)
uPVC double glazed and having French doors to the rear leading out to the garden. Doors also leading from the sitting room and utility.

First Floor Landing

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

Bedroom One
11' 11" x 8' 8" (3.637m x 2.634m)
uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe / airing cupboard.

Bedroom Two
8' 2" x 9' 11" min (2.493m x 3.035m)
uPVC double glazed window to the rear elevation. Central heating radiator. Loft access.

Outside

Set upon this good sized corner plot with gardens that wrap around the whole of the property. The majority of the gardens are lawned with picket fencing to its perimeter. Ample off road parking and space to accommodate a caravan or similar. Greenhouse and garden shed.





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 A: To confirm council tax banding for this property please view the websitewww.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

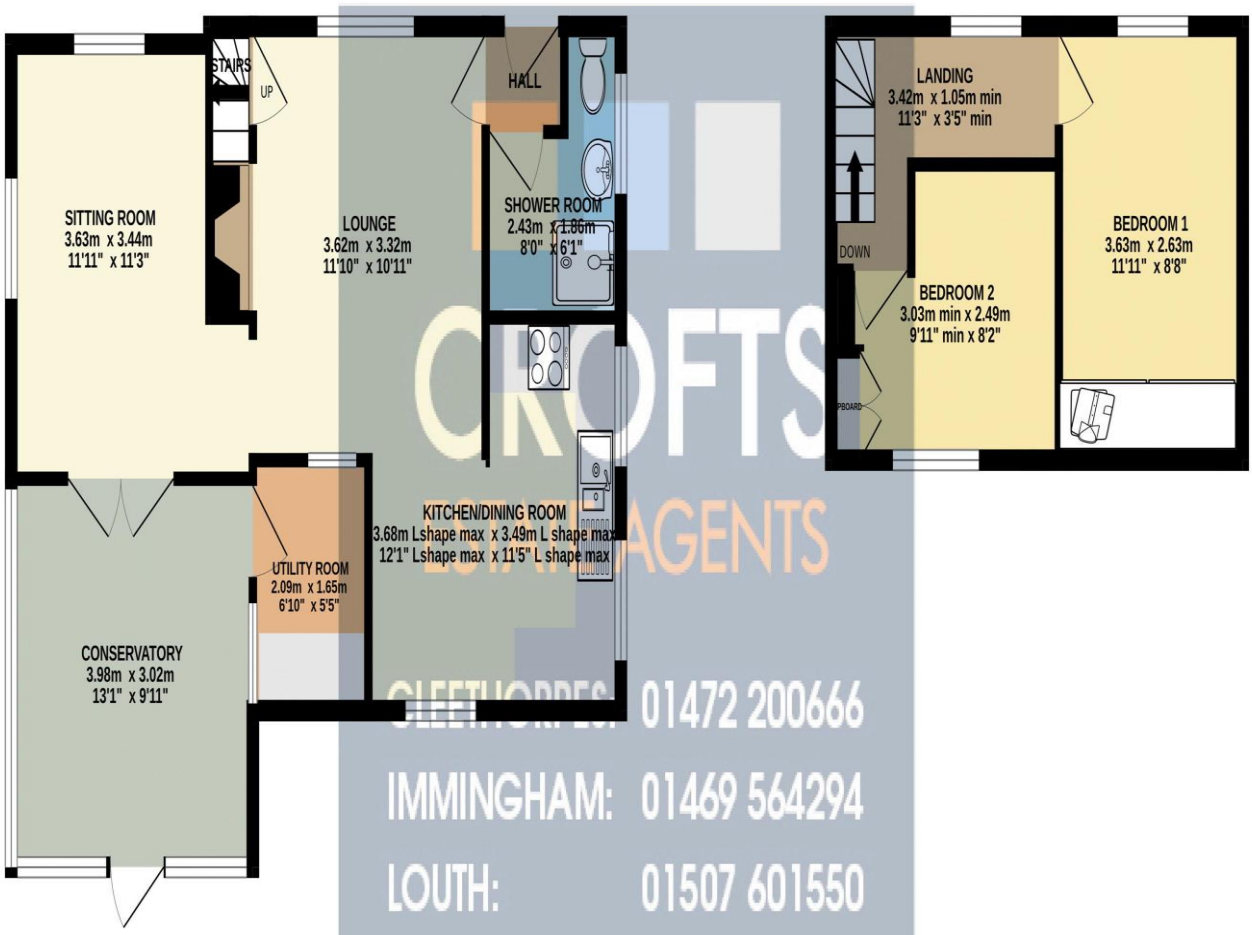
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTAGE OR OTHER LOAN SECURED ON IT.

OPEN 7 DAYS A WEEK

Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
53.1 sq.m. (571 sq.ft.) approx.

1ST FLOOR
21.1 sq.m. (227 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA : 74.1 sq.m. (798 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.
Made with Metropix ©2026

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 enquires, 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.