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High Street

North Thoresby
DN36 5PL

Offers in the Region Of £259,950

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 Introduction

Situated in the heart of the sought-after village of North Thoresby, this beautifully presented three-bedroom semi-detached home offers modern, versatile and energy-efficient living accommodation throughout, making it an ideal purchase for a variety of buyers. Stylishly updated by the current owners, the property is ready to move straight into and must be viewed to be fully appreciated. The ground floor accommodation comprises a welcoming entrance hallway leading into a bright and spacious lounge, perfect for relaxing with the family. A separate dining room provides an excellent space for entertaining and flows through to the modern fitted kitchen, offering ample storage and workspace. To the rear of the property is a delightful conservatory overlooking the garden, creating an additional reception area filled with natural light. A contemporary shower room completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms along with a modern family bathroom fitted with a stylish suite. A particular feature of this home is its commitment to energy efficiency, benefiting from both solar panels and an air source heat pump, helping to reduce running costs while providing an environmentally friendly heating solution. These modern additions enhance the property's appeal and contribute towards a more sustainable lifestyle. Externally, the property enjoys attractive gardens to both the front and rear, with the rear garden providing a private and enjoyable outdoor space for families and entertaining. A driveway offers convenient off-road parking, while a superb summer house/log cabin creates the ideal space for a home office, gym, bar or relaxing retreat. Early viewing is highly recommended to appreciate the space, quality and eco-friendly features this impressive home has to offer.

Entrance Hall

With a radiator and herringbone patterned wooden flooring.

Lounge

The lounge reveals a bay window to the front elevation, a radiator with hard wood floor and a feature fire place.

Dining Room

The dining room has a window to the rear elevation, a radiator and a feature fire place.

Kitchen

The kitchen has two windows to the conservatory, a tiled floor and a modern fitted kitchen with an electric oven and hob and plenty of counter space.

Conservatory

With dual aspect windows to the side and rear elevation, French doors to the rear.

First Floor Landing

With a window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

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

Bedroom Two

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom Three

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

Bathroom

The bathroom has an opaque window to the front elevation, a radiator and a tiled floor. There is also a white suite with a WC, basin and a bath.

Shower Room

With an opaque window to the side elevation, a WC, basin and a shower cubicle.

Outside

To the front there is a lawn with established shrubs and also a driveway providing off road parking. Gates then open to reveal the rear garden with a lawn, further established shrubs and an area ideal for alfresco dining. There is also a summer house which can be used in many different ways by people.

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

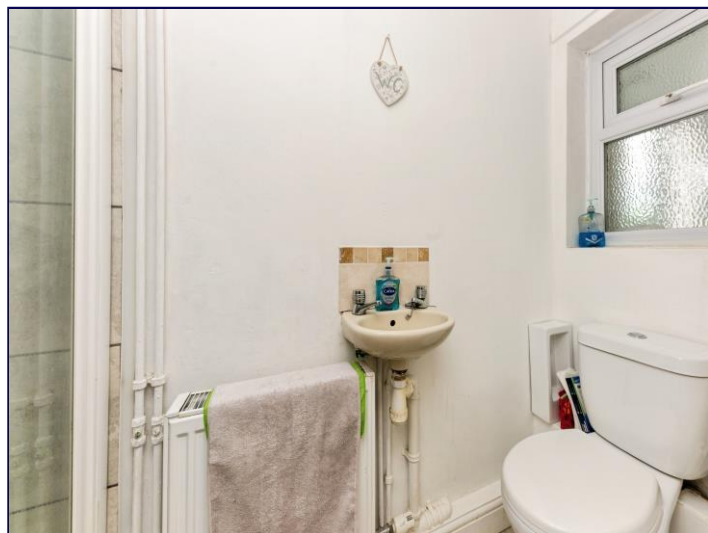
Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

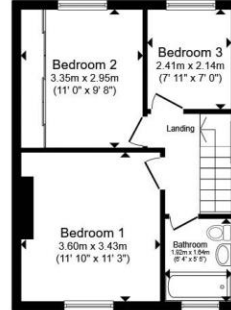
Property Management

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.





Ground Floor



First Floor

Total floor area 100.2 m² (1,079 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		