



# CROFTS ESTATE AGENTS

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



Teesdale Moor Lane  
Caistor  
LN7 6SD

Auction Guide Price £325,000

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### Property Description

Situated on the highly regarded Moor Lane in the popular market town of Caistor, this substantial detached bungalow offers generous and versatile accommodation, set within mature gardens to all four sides and offered for sale with NO FORWARD CHAIN. The property provides well-proportioned living space throughout and is ideal for those seeking a spacious single-storey home with excellent potential. The accommodation comprises four bedrooms, together with a family bathroom, shower room and separate WC. There is a range of reception rooms including a comfortable lounge, formal dining room, additional sitting room and a bright conservatory enjoying views over the surrounding gardens, making the layout well suited to both everyday living and entertaining. The kitchen is complemented by a separate utility room, offering practical space for appliances and storage, with internal access through to the integral double garage. In addition, the property benefits from a further detached single garage, providing excellent parking and storage options. Two gated driveways allow ample off-road parking for multiple vehicles, a motorhome or caravan. Externally, the gardens wrap around the property, offering a high degree of privacy with established planting, lawns and seating areas, allowing the new owner to enjoy different

aspects throughout the day. The bungalow now requires a scheme of refreshment, presenting an excellent opportunity to modernise and personalise a fine home to individual tastes. Further benefits include solar panels, contributing to improved energy efficiency and reduced running costs. Located within easy reach of Caistor's local amenities, schools and countryside walks, this is a rare opportunity to acquire a sizeable bungalow in a sought-after location with significant potential.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

### Sitting Room

8' 7" x 9' 3" (2.62m x 2.83m)

The sitting room has a window to the front elevation, ceiling, a radiator and a carpeted floor.

### Lounge

17' 8" x 12' 8" (5.39m x 3.86m)

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

### Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)

The dining room has French doors to the conservatory, ceiling, a radiator and a carpeted floor.

### Conservatory

11' 8" x 9' 2" (3.56m x 2.80m)

The conservatory has tri aspect windows, French doors to the side elevation and a carpeted floor.

### Kitchen

12' 4" x 13' 7" (3.76m x 4.13m)

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with plenty of counter space, a one and a half sink and drainer, dish washer, integral fridge and a Range master stove.

### Utility

13' 0" x 7' 7" (3.95m x 2.32m)

The utility room has a window and door to the side elevation, a radiator and laminate flooring. There is also a range of fitted units, a sink and drainer and plumbing for a washing machine.

### Entrance

An entrance area is accessed through a uPVC door and is ideal for extra storage and has a door into the utility room.

### Shower Room

7' 11" x 7' 7" (2.41m x 2.31m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a shower cubicle with an electric shower.

### Inner Hall

The inner hall has a window and door to the front elevation leading onto the front deck, a radiator, carpeted floor and built in cupboard.

### WC

6' 10" x 2' 6" (2.08m x 0.77m)

The WC has an opaque window to the front elevation, a tiled floor, WC and corner basin.

### Bedroom One

12' 6" x 14' 4" (3.82m x 4.37m)

Bedroom one has a window the side elevation, ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bedroom Two

12' 10" x 8' 9" (3.91m x 2.67m)

Bedroom two has a window to the rear elevation, ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bedroom Three

6' 11" x 12' 6" (2.11m x 3.80m)

Bedroom three has a window to the front elevation, ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bedroom Four

10' 2" x 6' 7" (3.10m x 2.01m)

Bedroom four has a window to the front elevation, ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Bathroom

8' 11" x 5' 10" (2.72m x 1.78m)

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

### Double Garage

17' 11" x 19' 0" (5.45m x 5.79m)

The double garage has an electric door, internal electrics and a window to the side elevation.

### Single Garage

An extra single garage with an up and over door.

### Outside

A generous corner plot provides garden spaces to all four sides. With lawns to the rear and side, areas set up to grow your own fruit and vegetables and also a block paved rear patio area which is accessed from both sides. There are also two sheds, two greenhouses, a summer house and children's playhouse. To the front there is a lovely area to relax with a composite decked area and this leads into the summer house. There are also TWO gated driveways providing ample secure off road parking including space for a motor home or caravan.





## Auction

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



**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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

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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.**

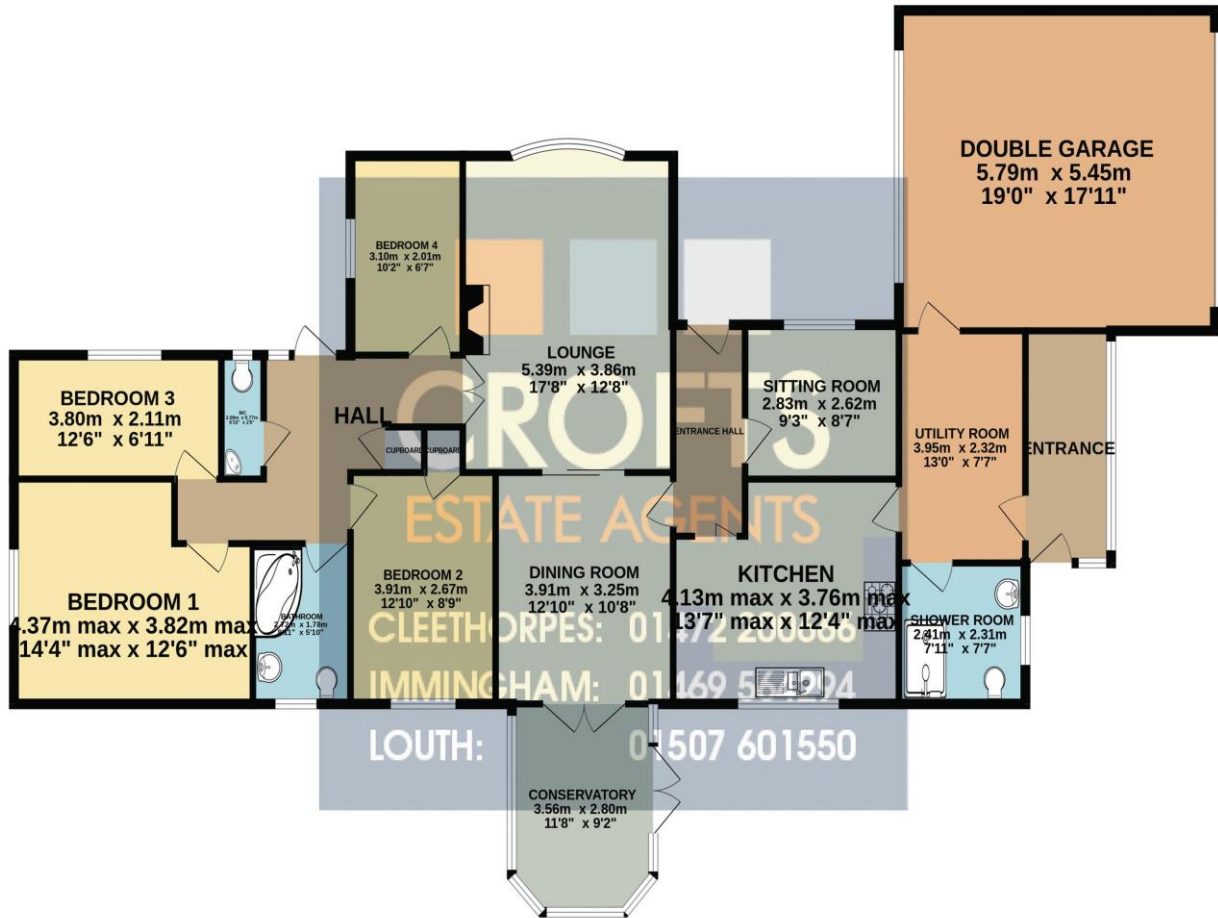


**OPEN 7 DAYS A WEEK**

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  
179.3 sq.m. (1930 sq.ft.) approx.



TOTAL FLOOR AREA: 179.3 sq.m. (1930 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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