



# CROFTS ESTATE AGENTS

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Main Road

Barnoldby-le-beck  
DN37 0BG

£395,000

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### Property Introduction

Detached Family Home on Main Road, Barnoldby-le-Beck Set on a generous plot along the well-regarded Main Road in the popular village of Barnoldby-le-Beck, this substantial detached home presents a fantastic opportunity for buyers seeking a property with scope to personalise and add value. Requiring a full scheme of updating, the property offers well-proportioned accommodation and excellent outdoor space, making it ideal for families or those looking for a rewarding project. The ground floor comprises a welcoming entrance hall with a conveniently located WC, leading through to a spacious lounge and a separate dining room. The fitted kitchen sits to the rear of the property and is complemented by a useful utility room, providing additional storage and workspace. These rooms offer flexible living space, perfect for modern family life once upgraded to your own taste. To the first floor are four generously sized double bedrooms, all offering excellent potential, along with a four-piece family bathroom suite. Externally, the property boasts gardens to both the front and rear, providing plenty of space for outdoor entertaining, children's play, or further landscaping. A large driveway offers ample off-road parking and leads to a detached double garage, ideal for vehicles, storage, or workshop use. This is a rare opportunity to acquire a spacious village home with endless potential in a sought-after location. Early viewing is highly recommended.

### Entrance Hall

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

### WC

4' 9" x 3' 7" (1.44m x 1.10m)

The WC has a tiled floor, WC and a basin.

### Lounge

22' 2" x 12' 0" (6.76m x 3.66m)

The lounge has tri aspect windows, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place with an open fire.

### Dining Room

10' 5" x 12' 0" (3.17m x 3.65m)

The dining room has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and laminate flooring.

### Kitchen

11' 4" x 12' 0" (3.46m x 3.65m)

The kitchen has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also an extensive range of fitted units with two sinks, plumbing for a dish washer, an electric double oven and an electric hob with an extractor over.

### Utility room

5' 4" x 8' 1" (1.62m x 2.47m)

The utility room has a window and door to the rear elevation, vinyl flooring and plumbing for a washing machine.

### First Floor Landing

The first floor landing has a window to the rear elevation, access to the loft, built in storage and coving to the ceiling, a radiator and a carpeted floor.

### Bedroom One

13' 7" x 12' 0" (4.14m x 3.67m)

Bedroom one has dual aspect windows to the side and front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

10' 0" x 12' 0" (3.04m x 3.66m)

Bedroom two has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Three

9' 11" x 12' 0" (3.02m x 3.66m)

Bedroom three has dual aspect windows to the side and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Four

8' 10" x 8' 3" (2.69m x 2.51m)

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

### Bathroom

8' 3" x 8' 11" (2.51m x 2.72m)

The bathroom has an opaque window to the rear elevation, a radiator, tiled walls and vinyl flooring. There is also a FOUR piece suite with a WC, basin, bath and a shower cubicle with a mains shower.

### Outside

Standing within a generous plot with plenty of space for parking and gates to the side leading to the rear garden. The front reveals an array of established shrubs and trees. The rear garden has a lawn, established shrubs and trees and also a block paved patio which is ideal for alfresco dining. There is also a pond which is stocked with fish.

### Double Garage

The double garage has an up and over door, door and window to the side and electrics.



### 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 F: 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

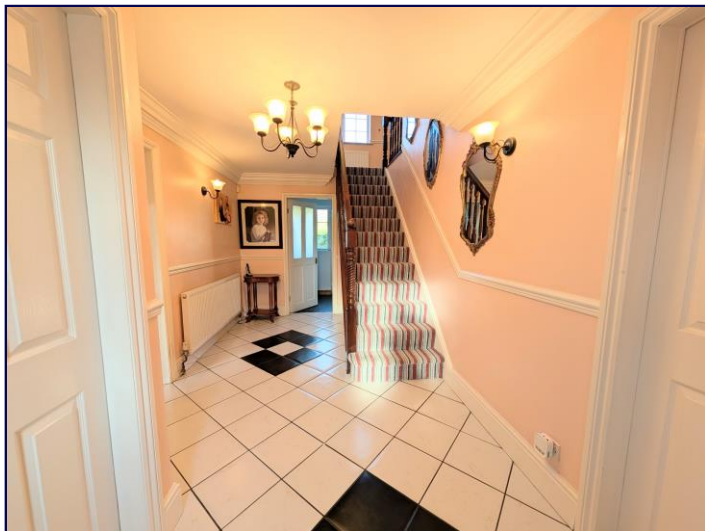
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		