



# CROFTS ESTATE AGENTS

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



Plumstead House  
Keddington Road  
Louth  
LN11 0AU

Offers in the Region Of  
£375,000

This attractive and substantial, double bay fronted, period house offers space and character, with great sized family gardens. Ideally located, being within walking distance of the beautiful Georgian market town centre and great location school, including King Edward Grammar school. Plumstead House offers an entrance porch, hallway, 3 main reception rooms, with a full width conservatory/family room overlooking the rear gardens and leading out to the large patio terrace. Great family sized kitchen, separate utility room and ground floor cloakroom/wc. Spacious landings with four double bedroom, dressing room/potential en-suite and family bathroom. Gas centrally heated and uPVC double glazed. Lots of outside entertaining space, large lawn and various outbuildings which could be used as games room and workshops. Garage and parking to side. An internal viewing is a must.

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**Entrance Porch**

**Entrance Hall**

Having a balustrade return staircase to the first floor landings, Original panelled doors. Radiator. Wal lights.

**Lounge**

12' 2" max x 13' 9" into bay (3.71m max x 4.19m into bay)

A lovely bright main reception room having a large bay window to the front elevation. Open grate fireplace with classical fire surround and marble hearth, High ceilings with picture rail. Dado to walls. Radiator.

**Sitting Room**

12' 7" max x 13' 1" into bay (3.84m max x 3.99m into bay)

A large bay window to the front and feature triangular window to the side elevation. High ceiling with picture rail and dado rail to walls. Radiator. Timber fireplace with modern coal effect fire. Stripped floor board. To the rear of this room is the 3rd reception room which could be remodelled to create an extra large family room.

**Study**

8' 9" x 12' 7" (2.67m x 3.83m)

Currently used as an office, having window to the rear elevation, radiator and tiled floor. Again high ceilings.

**Anteroom/Snug**

9' 9" x 8' 2" (2.97m x 2.49m)

This anteroom which leads to the kitchen, is versatile and could be used as a snug or play area, having a window to the side and radiator.

**Breakfast Kitchen**

14' 2" x 13' 7" (4.31m x 4.15m)

A bright and airy kitchen being comprehensively fitted with a range of cream shaker style units with striking chrome handles and breakfast bar with contrasting wood finished work-surfaces, incorporating a ceramic 1.5 bowl sink unit with mixer tap, built in oven, gas hob and extractor fan over. Space for American fridge freezer and dishwasher. Tiled floor. Window and door to the side elevation. French doors leading to the conservatory/open plan living space.

**Conservatory/Open plan living room**

19' 2" x 13' 7" (5.85m x 4.14m)

A massive room, running the full width and leading out to the large patio terrace. Separated into two good sized areas, a dining area and a seating area/lounge. Tiled floor. Radiators.

**Utility Room**

11' 4" x 5' 3" (3.45m x 1.59m)

Fitted with a range of wall and base units with contrasting work surfaces incorporating a sink unit and space for washing machine and drier. Coat hooks. Tiled floor. Window to the side elevation.

### **Cloakroom/WC**

Separated into two areas. The first being a storage area with a range of fitted units and door to the cloakroom with w.c., wall mounted wash hand basin with splash back tiling and mirror. Radiator. Tiled floor. Window to the side elevation.

### **First Floor Accommodation**

#### **Landing**

Having two circular feature windows and a further window to the side elevation. Radiator.

#### **Bedroom 1**

12' 4" x 12' 2" (3.76m x 3.71m)

A large double bedroom with original feature cast iron fireplace and radiator.

#### **Dressing Room**

6' 5" x 3' 8" (1.96m x 1.12m)

With window to the front elevation. Heating towel rail. This room would also make a great en-suite to the master bedroom.

#### **Bedroom 2**

12' 0" x 11' 4" (3.66m x 3.45m)

A large double with original cast iron fireplace and radiator. Window to the front elevation.

#### **Bedroom 3**

12' 1" x 8' 10" (3.68m x 2.69m)

A double having window to the rear elevation and radiator.

#### **Bedroom 4**

10' 1" x 8' 0" (3.07m x 2.45m)

A double bedroom having window to the side elevation. Radiator.

### **Family Bathroom**

10' 9" x 6' 0" (3.28m x 1.83m)

A good sized bathroom having a three piece white suite which consists of a panelled bath with mixer shower and screen over, pedestal wash hand basin with mirror over and w.c. Fully tiled walls. Extractor fan. Radiator. Fitted cupboard. Window to the rear elevation.

### **Gardens**

The front garden have a double fronted concrete balustrade with brick pillars and a central pathway leading to the entrance porch. Gravel garden for low maintenance.

A side driveway has off road parking for two garage and leads to the garage. The garage is a good sized double with up and over door, light and power.

The rear garden is enclosed, enjoys a high degree of privacy and a sunny position. The garden is large having several seating and outside entertaining spaces including a large patio terrace, ldecked and gravel areas. Large lawn. A range of large outbuildings which would make a great games room and workshop.

### **Tenure**

Believed to be , 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.

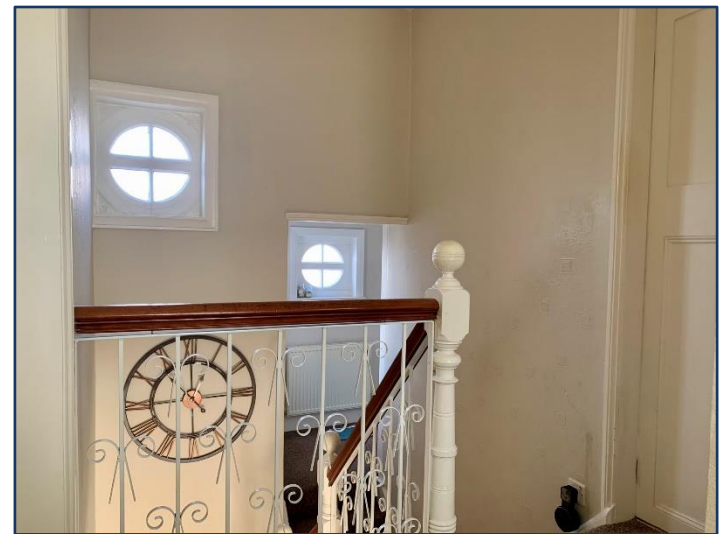
### **Viewings**

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)



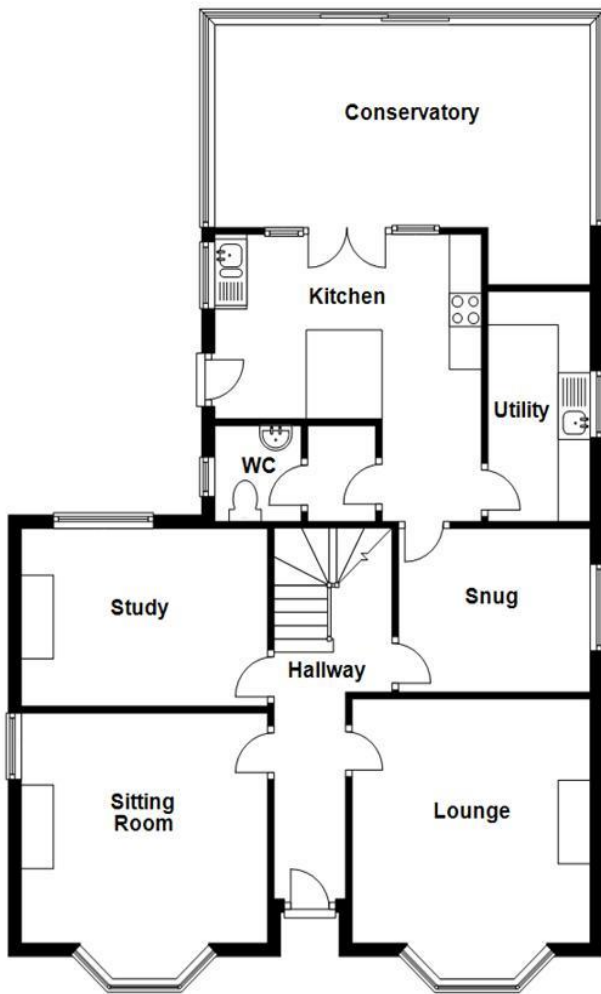




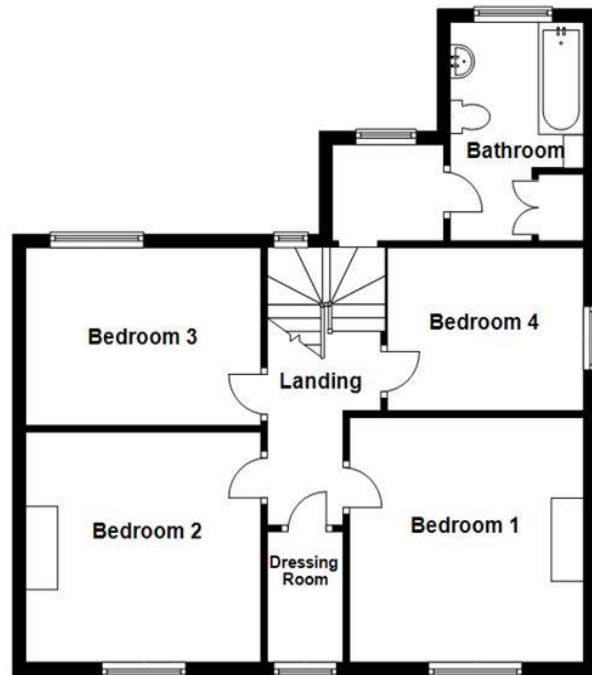
OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	