



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Mill Road

Cleethorpes
DN35 8JB

Offers in the Region
Of £245,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this truly stunning one of a kind property which is located within the popular seaside town of Cleethorpes. Having undergone one of the most thorough schemes of refurbishment this agent has seen, this property is sure to be popular and the only way to fully appreciate the property on offer is upon internal viewing. Within a short walk is the shopping area of St Peters Avenue with many local amenities, bus links and also a wide variety of places to eat and drink. The seafront itself offers an enviable array of public houses and eateries as well as fantastic walks and the beach. Internal viewing will reveal the kitchen-diner as you enter the property, stairs lead up to the lounge, WC and utility room. Another stair case leads to the main bedroom and a stunning shower room. The last of the stairs leads to the top of the property with what can be two bedrooms or a bedroom and lounge space ideal for an older child for example. Also a good point of note is that the utility room on the first floor could also be bedroom if required or a home office. The cherry on the cake of this property is found through a passage at the side of the property and through a gate, a private and spacious South East facing garden, enclosed by perimeter fencing and with a WC, making an ideal setting to enjoy a family bbq or for children to play securely. The property also benefits from gas central heating and double glazed Sash and Velux windows with shutters and blinds fitted. ** Owners Statement - The house has been designed, styled and rebuilt to perfection and its location enhances its versatility with the corporate let sector, airbnb or private residence.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Kitchen/Diner

12' 10" x 21' 7" (3.90m x 6.59m)

The kitchen-diner has a window and door to the front elevation, bay window also to the front and a door to the side passage, two radiators and LVT flooring. There is superb bespoke fitted kitchen with a Belfast sink, plumbing for a dishwasher, space for a cooker with an extractor over and a great space for a dining table and chairs. There is also a multi fuel burner which was installed in 2022. Stairs then lead to the lounge.

Lounge

12' 10" x 11' 9" (3.92m x 3.58m)

The lounge has a bay window to the front elevation, a radiator and LVT flooring.

WC

With a radiator, LVT flooring and a superb suite with a WC, vanity basin and also the boiler is located within this room.

Innner Hall

With a carpeted floor and a staircase.

Utility room

12' 10" x 5' 8" (3.90m x 1.73m)

The utility room has a window to the front elevation, a radiator and LVT flooring. There is also plumbing for a washing machine. This could also be an extra bedroom if someone wanted.

Bedroom One

12' 11" x 11' 9" (3.93m x 3.57m)

Bedroom one has a window to the front elevation, a radiator and LVT flooring. There is also access to an area ideal for storage or wardrobes.

Shower Room

12' 8" x 5' 7" (3.86m x 1.70m)

The shower room has a window to the front elevation, a radiator and LVT flooring. There is also a superb suite with a WC, basin and a large walk in shower with a mains shower and fully tiled walls.

Landing

Carpeted stairs lead up to the top floor.

Bedroom Two

7' 7" x 11' 8" (2.30m x 3.56m)

Bedroom two has a window to the front elevation, a radiator and LVT flooring.

Bedroom Three

7' 11" x 8' 5" (2.41m x 2.56m)

Bedroom three has a window to the front elevation, a radiator and LVT flooring.

Outside

With a small low maintenance garden to the front and a side passage to the rear garden accessed through a gate. The rear garden is enclosed by perimeter fencing and could be transformed into a lovely family area and enjoys a South Easterly aspect.

IMPORTANT INFORMATION

Full 100mm EWI installed by Rameco with green homes grant. This comes with its own 25year insurance policy Brand new double glazing windows and doors throughout with new three new double glazed Velux throughout. Double glazing has its own insurance policy with installation cert. Fireboarding and internal roof insulation in the roof. Insulation between each floor space. New central heating system with Baxi 830 combo boiler using HIVE system Smart Meter for water, gas and electricity . 2022 Hetas compliant multi fuel fire. All radiators are thermostatically controlled. Security. House and shed fully alarmed with annual service contracted to GIA alarms. Window locks on all sash windows. Solidor front and back composite doors with ULTION security system. External security lighting to passageway with motion sensor. All chimneys swept. The working chimney has been lined and insulated with vermiculite, re flaunching and capped. The two decorative chimneys have vented register plates and vented chimney caps. This works to freshen the house working with the trickle vents on all windows and how Edwardian architure should circulate fresh air. Brand new rewire and plumbing, all with certs. Exposed steel beams have intumescent paint certs Engie have also provided completion certificate that met all legal building control requirements. The cost of fire doors in the roof space can be negotiated and taken into account when offer made. Either two to create two small bedrooms as was originally there or one at top of stairs. Bespoke Kitchen with Oak surfaces from Murdoch Troon, Louth. No MDF anywhere. Belfast sink Brand new Bespoke solid Oak staircase. Internet has been installed and just requires change of use. Hard wired smoke detectors on all floors. CO2 detectors on ground floor and first floor boiler room. Outside toilet in Garden with new Harris rail fencing system and new shed. Electrics installed to garden too.

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: 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.

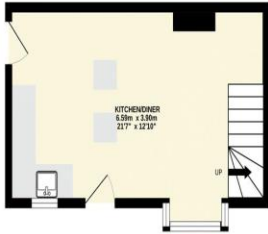
Mortgage and Financial Advice

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

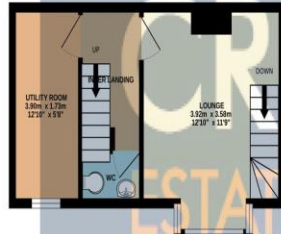
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



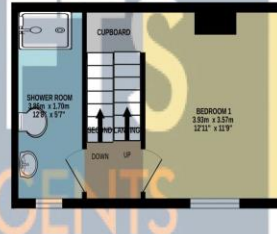
GROUND FLOOR
23.0 sq.m. (247 sq.ft.) approx.



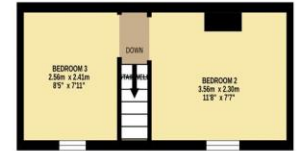
1ST FLOOR
24.4 sq.m. (263 sq.ft.) approx.



2ND FLOOR
23.4 sq.m. (252 sq.ft.) approx.



3RD FLOOR
16.4 sq.m. (177 sq.ft.) approx.



CLEETHOPPE: 01472 200666

TOTAL FLOOR AREA: 87.2 sq.m. (939 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 misstatement. 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.