



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



## Princes Road

Cleethorpes  
DN35 8AW

Offers in the Region Of  
£279,950

Crofts estate agents are delighted to be able to bring to the market this lovely and well presented three bedroom semi-detached house found within this popular location only a short stroll from the Cleethorpes beachfront. Offered for sale with no forward chain on the vendors side, this lovely character property really needs to be viewed to be appreciated. Offering the benefits of majority uPVC double glazing, gas central heating and an electric car charging point, the accommodation briefly comprises entrance porch, hallway, living room, open plan kitchen dining/living, lobby and ground floor shower room. To the first floor there is the landing, three bedrooms and a modern bathroom. A pull down ladder accesses a large loft space which is fully boarded and offers the opportunity for further conversion subject to permissions. Established front and rear gardens, driveway and attached garage.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance Porch

Offering French doors to the front elevation and inner doors through to the hallway.

#### Hallway

Pleasantly presented and having Herringbone styled flooring. Central heating radiator. Decorative glazed and leaded front door. Vintage styled central heating radiator. Staircase to the first floor.

#### Living Room

14' 10" x 11' 6" (4.53m x 3.495m)

With walk in uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. A focal point of the room is created by the fireplace, with tiled hearth and wooden surround with inset log burner.

#### Kitchen/Dining/Living

17' 10" x 14' 9" (5.43m x 4.5m) max

The kitchen area offers a good array of fitted wall and base units with matching central island with wood block work surfacing. Inset stainless steel sink and drainer. Integrated Bosch oven and four ring electric hob with brushed steel chimney extractor over. Down lighting. Opening to the living/dining area. Down lighting to the ceiling. Two central heating radiators. Tiled flooring. uPVC double glazed French doors with adjoining glazed panels to the rear.

#### Lobby

4' 0" x 5' 4" (1.215m x 1.620m)

uPVC double glazed entry door to the side elevation. Tiled flooring. Wall mounted gas boiler.

#### Shower Room

5' 0" x 7' 3" (1.521m x 2.212m)

With uPVC double glazed window to the side elevation and being fitted with a close coupled w.c., vanity wash hand basin and walk in shower with electric shower. Splashback tiling. Down lighting to the ceiling. Central heating radiator.

#### First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

#### Bedroom One

12' 4" plus bay x 11' 1" (3.768m x 3.369m)

uPVC double glazed bay window to the front elevation, central heating radiator and coving to the ceiling.

#### Bedroom Two

14' 10" x 11' 0" (4.523m x 3.355m)

uPVC double glazed window to the rear elevation. Fitted wardrobe, shelving and drawer unit. Central heating radiator. Down lighting.

### Bedroom Three

8' 6" x 6' 5" (2.586m x 1.965m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bathroom

9' 7" x 6' 5" (2.921m x 1.962m)

uPVC double glazed window to the side elevation. Central heating radiator. Tiled flooring. Chrome effect central heating towel radiator. Fitted with w.c, vanity wash hand basin and a P-shaped shower bath with screen and shower over.

### Loft

23' 0" x 18' 8" (7m x 5.7m) aprox due to limited head height

Access via a pull down ladder, this is a great space which creates the possibility for further development subject to planning into a possible bedroom or similar.

### Outside

The property benefits from established front and rear gardens with the front having driveway leading to the attached garage, along with an electric car charging point. The rear garden enjoys a reasonable degree of privacy and has a lawned area, decked patio and established shrubs and plants.

### Garage

16' 9" x 7' 10" (5.107m x 2.394m)

Offering up and over door to the front elevation, rear personal door and having internal light and power points.

### 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 B: 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

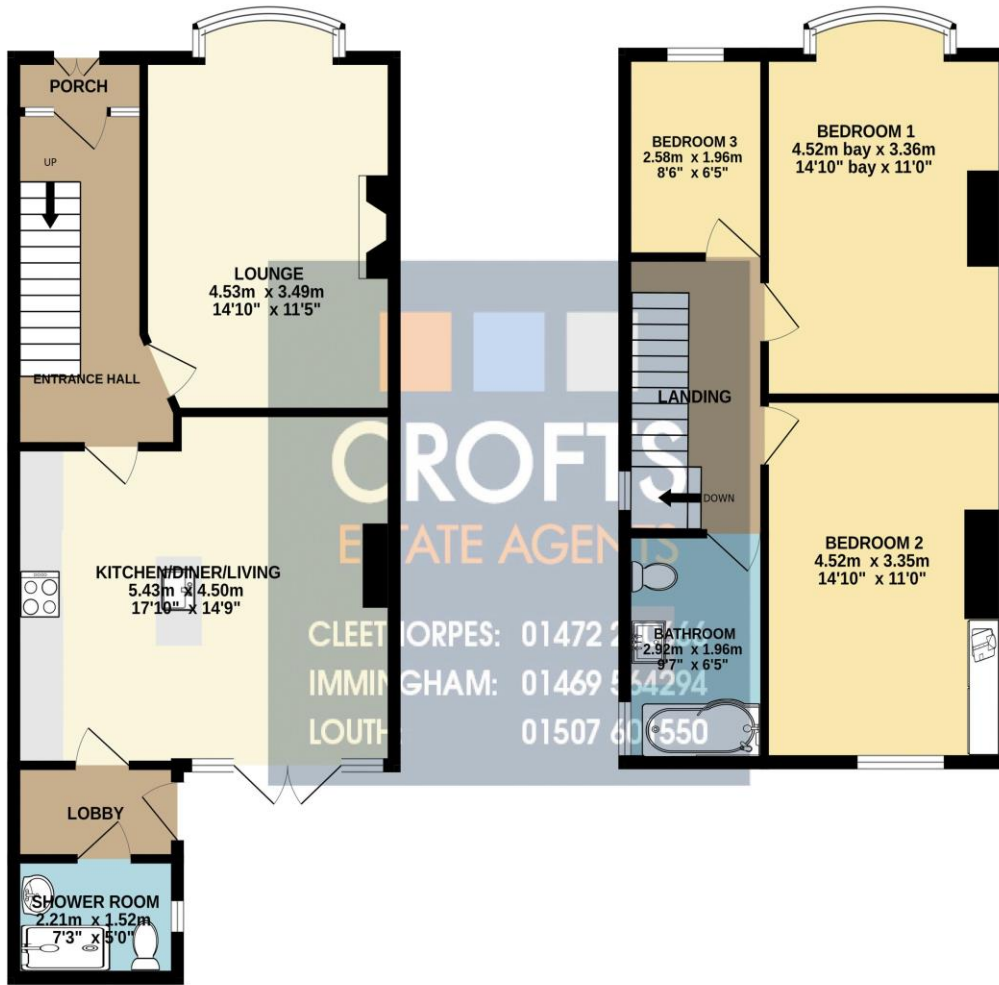
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
54.2 sq.m. (583 sq.ft.) approx.

1ST FLOOR  
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 101.8 sq.m. (1095 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.  
Made with Metropix ©2024

**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 enquiries, 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.