



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



7 Saunby Grove  
Cleethorpes  
DN35 8BG

£125,000

Immaculately presented TWO BEDROOM mid terrace house situated in a PRIME LOCATION on a short walk to Cleethorpes centre and its lovely promenade. Extended to the rear to create a STUNNING KITCHEN and new bathroom both with UNDERFLOOR HEATING, the property not only has these basics in mint condition but boasts solar power which not only provides power but feeds back into the grid to provide income. Briefly comprising lounge, dining room, study area, bathroom and utility cupboard to the ground floor and with two first floor double bedrooms, this property would make a great addition for landlord, a first time buy or even as an airbnb investment.

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 :

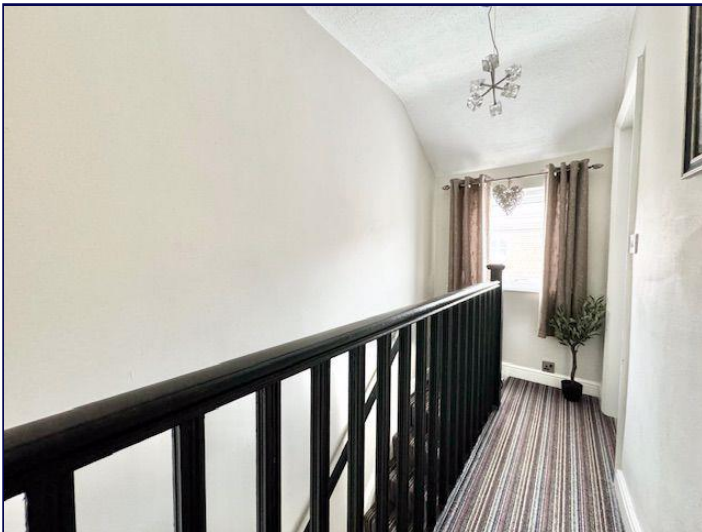
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### Lounge

10' 11" x 13' 0" (3.34m x 3.95m)

With uPVC frosted door to the lounge and uPVC window with blind to the front, the main living room has cream decor with feature paneling painted grey to one wall, there are varnished engineered wood floor boards, radiator, pendant light and wood surround to electric fireplace which has imitation granite inset and a stone hearth.

### Dining / Sitting room

9' 7" x 12' 9" (2.92m x 3.88m)

A second sitting area could be used for dining and also has a clever use of space under stairs as a desk area. There is only a stood wall between kitchen and this room so could be made open plan. The area has Egyptian cotton colour decor with engineered wood floor which is varnished and eight down lights.

### Kitchen

11' 6" x 6' 10" (3.51m x 2.08m)

An oak kitchen has wall and base units to two walls with granite effect worktops and splash back returns over. There are mosaic style splash back tilings, circular sink, gas hob with extractor, oven grill, dishwasher and space for tall fridge freezer. The room has black polished granite effect tiled floor, neutral decor, uPVC French doors to the rear with fitted blinds, ceiling and down lights and under floor heating.

### Family Bathroom

5' 4" x 4' 11" (1.63m x 1.51m)

The bathroom has three piece white suite with shower over bath, glass shower screen and vanity WC. The room has white tiled walls, grey tiled floor, uPVC frosted window, chrome towel radiator, under floor heating and ten down lights.

### Stairs and landing

The stairs and landing have striped carpets, off white decor, uPVC window and blind to the rear, loft access, radiator and pendant light.

### Bedroom One

11' 0" x 13' 0" (3.35m x 3.96m)

The largest bedroom has uPVC window to the front with blind, off white decor, grey carpet, fireplace, feature grey wall, radiator and pendant light.

### Bedroom Two

10' 0" x 8' 0" (3.04m x 2.43m)

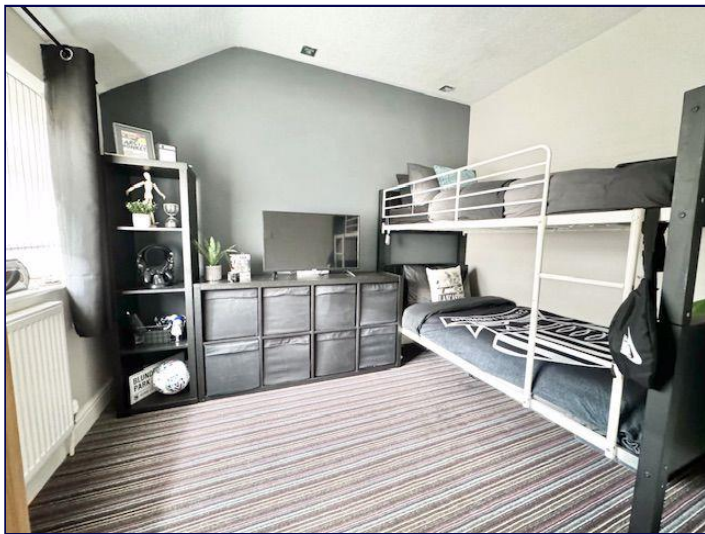
A second smaller double room has uPVC window to the rear with blind, grey carpet, off white decor with feature grey wall, radiator and pendant light.

### Front garden

The front garden is laid to blue slate with concrete path to the front door with iron gate to the path. There are walls to the side with fence to the front.

### Rear garden

A low maintenance impressive rear garden is laid to slab with treated timber fencing and gate and feature clad fence with raised gravel beds. The property has a right of way over its neighbours with no one having a right of way over this garden as its the last one.





**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.

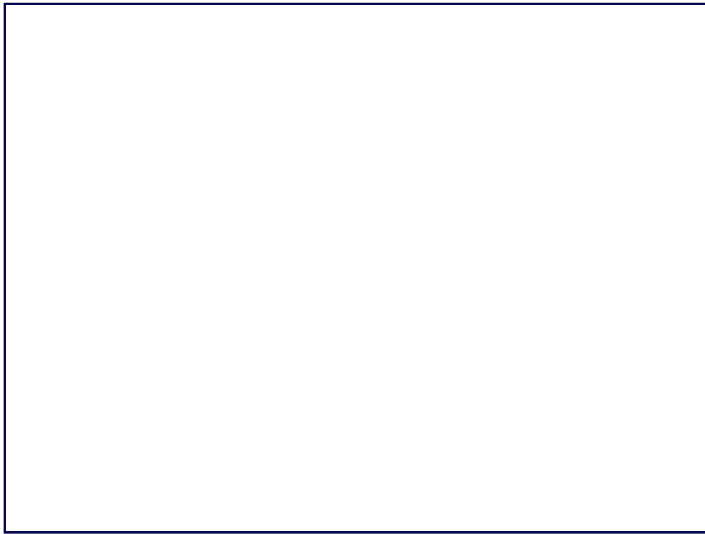
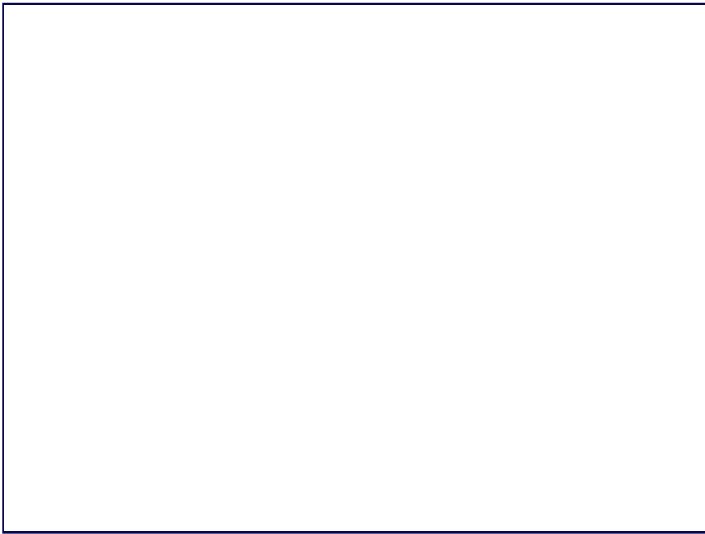
**Viewings**

Please contact the relevant marketing office and 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](http://www.voa.gov.uk/cti)

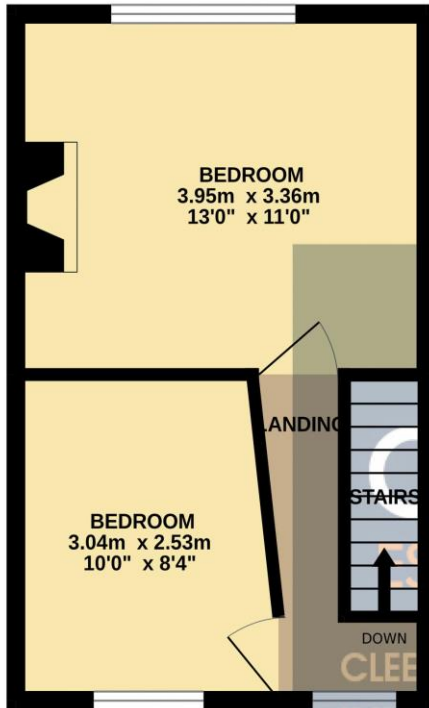




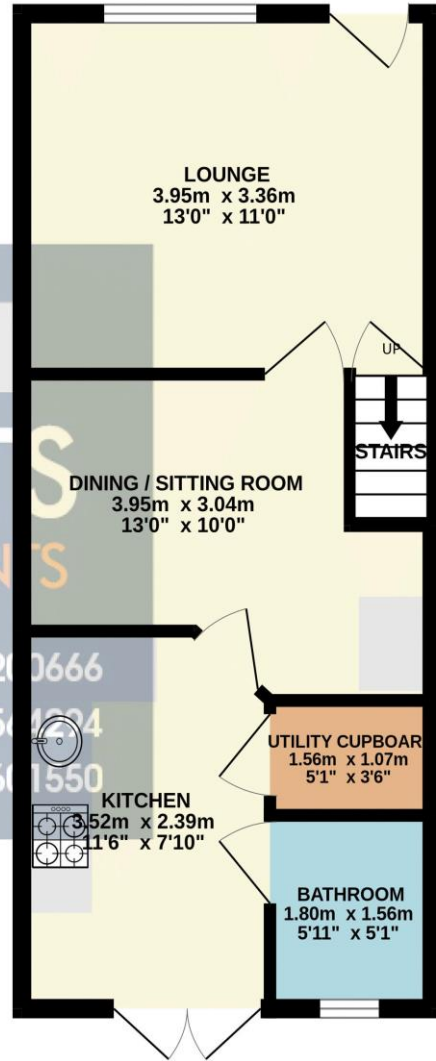
**OPEN 7 DAYS A WEEK**

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)

FIRST FLOOR  
24.7 sq.m. (266 sq.ft.) approx.



GROUND FLOOR  
36.6 sq.m. (394 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 01472 20666  
 LINGHAM: 01469 54224  
 LOUTH: 01507 601550

TOTAL FLOOR AREA : 61.3 sq.m. (660 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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