



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



Mill Road

Cleethorpes
DN35 8JB

Offers in the Region Of
£445,000

RETAINING AN ABUNDANCE OF ORIGINAL PERIOD FEATURES - SOUTH FACING GARDENS - GATED PARKING TO THE SIDE - HIGHLY DESIRABLE LOCATION - Crofts estate agents are delighted to offer for sale this charming and spacious detached family property which is located within the seaside town of Cleethorpes. A must to view and a property that will appeal to many and coming to the market with viewing highly advised. Situated within close proximity to a wide variety of local amenities and also St Peters Avenue with an abundance of shops and eateries. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen, dining room, conservatory and WC/utility all to the ground floor. With four bedrooms, the bathroom and en-suite to the first floor. With gardens to three sides and ample off road parking spaces on the driveway.

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and the original mosaic flooring. There is also a access to the under stairs cupboard.

Lounge

12' 2" x 13' 9" (3.71m x 4.18m)

The lounge has a sash bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also an open fire within a feature fire surround.

Sitting Room

12' 9" x 13' 9" (3.88m x 4.18m)

The sitting room has a sash bay window to the side elevation, window to the rear, coving to the ceiling, a radiator and laminate flooring.

Kitchen

14' 0" x 10' 3" (4.27m x 3.13m)

The kitchen has a sash bay window to the side elevation, a heated towel rail and a tiled floor. There is a superb fitted kitchen with units and a centre Island, a sink, five ring gas hob and two electric Neff ovens. There is also a panty off the kitchen.

Lobby

With access to the conservatory and a window into the pantry.

Conservatory

6' 8" x 13' 1" (2.04m x 4.00m)

The conservatory has tri aspect windows and dual aspect French doors.

Dining Room

14' 11" x 10' 1" (4.55m x 3.08m)

The dining room has a window and French doors to the side elevation, two radiators and a tiled floor.

WC/Utility

3' 3" x 10' 2" (1.00m x 3.10m)

With a radiator, wooden floor, a WC, basin and plumbing for a washing machine.

First Floor Landing

The first floor landing has has access to the loft, a radiator and a carpeted floor.

Bedroom One

17' 4" x 10' 5" (5.28m x 3.17m)

Bedroom one has a bay window to the side elevation, a radiator and a carpeted floor.

En-suite

9' 3" x 10' 5" (2.81m x 3.17m)

The en-suite has a bay window to the rear elevation, a heated towel rail, radiator and a tiled floor. There is also a modern suite with a WC, two basins and a free standing bath. There is also a built in cupboard.

Bedroom Two

12' 10" x 13' 9" (3.90m x 4.18m)

Bedroom two has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor.

Bedroom Three

12' 2" x 11' 8" (3.72m x 3.55m)

Bedroom three has a window to the front elevation, a radiator and laminate flooring. There are also two built in wardrobes.

Bedroom Four

8' 6" x 8' 1" (2.58m x 2.46m)

Bedroom four has a sash window to the front elevation, a radiator and laminate flooring.

Shower Room

8' 6" x 6' 8" (2.60m x 2.04m)

The bathroom has an opaque window to the side elevation, a radiator, heated towel rail and a tiled floor. There is also a WC, within a separate room, a built in cupboard, a basin and shower cubicle with a mains shower.

Outside

The front is enclosed by a perimeter wall and accessed through a gate. With a low maintenance frontage and then a gate to the side. There is a lawn to the side which flows into the rear garden which also reveals two patio areas ideal for alfresco dining. Gates to the side open to reveal ample off road parking and the rear is enclosed by perimeter fencing. The rear garden is SOUTH FACING making this a fantastic space for families.

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 D: 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

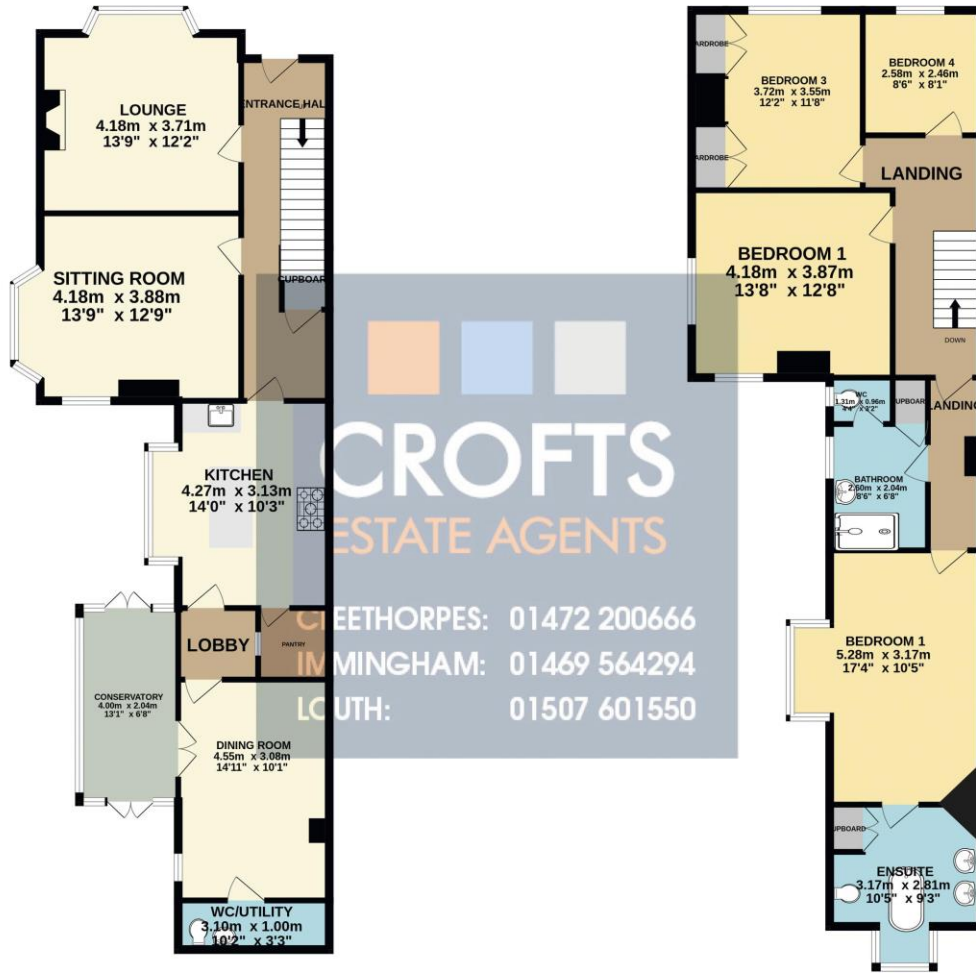
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice



GROUND FLOOR
90.6 sq.m. (975 sq.ft.) approx.

1ST FLOOR
82.3 sq.m. (886 sq.ft.) approx.



TOTAL FLOOR AREA: 172.9 sq.m. (1861 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 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 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.