



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



15 Cromwell Road  
Cleethorpes  
DN35 0AL

£335,000

Crofts estate agents are pleased to offer a rare opportunity to purchase one the balcony fronted three double bedroom semi-detached family homes located within one of the most well regarded and sought after residential roads within Cleethorpes, only a short walk from the beach from and the areas many amenities. Early viewing is highly advised on what in this agents opinion will be a most popular property and creates an ideal family purchase with the highly regarded Signhills Infants and Junior schools nearby. Beautifully presented throughout, this spacious property benefits from gas central heating and double glazing, with the accommodation briefly comprising entrance hallway, attractive bay fronted living room, spacious open plan living/dining room with bi-folding doors to the rear and opening to the attractive fitted kitchen. To the first floor you find a good sized landing area with door to the front onto the balcony, three double bedrooms and a family bathroom (with bath and separate shower cubicle), as well as a separate WC. The established gardens comprise of a low maintenance frontage with ample off road parking and then finally the superb rear garden with laid to lawn and patio areas - ideal for outdoor entertaining.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hallway

9' 6" x 11' 6" (2.883m x 3.515m) L-shaped

Pleasantly presented with entry door with adjoining glazed window to the front elevation. Dog leg staircase leading to the first floor with useful understairs storage cupboard. Central heating radiator.

#### Lounge

11' 7" to bay x 13' 0" (3.529m x 3.95m)

This lovely living room is neutrally decorated and offers a deep bay window to the front elevation and two further windows to the side, allowing for ample natural light to brighten the room. Central heating radiator. Built in window seat to the bay with storage beneath. Coving and rose to the ceiling. Gas fire with surround.

#### Kitchen

20' 7" x 6' 11" (6.28m x 2.11m)

The kitchen offers two double glazed windows and an entry door to the side elevation. Offering a range of fitted wall and base units with complementary wood block work surfacing and breakfast bar area. Inset one and a half sink and drainer. Integrated four ring gas hob with fitted extractor over, eye level oven, space for a fridge freezer and plumbing for a washing machine. Splashback tiling. Integrated dishwasher. Ideal gas boiler. Central heating radiator. The kitchen opens through to the rear living/dining room again allowing for ample natural light to brighten both areas.

#### Living/Dining Room

21' 0" x 12' 0" (6.406m x 3.651m) maximums

With bi folding doors to the rear elevation connecting the outside to the inside this would create an ideal room to entertain. A window to the side elevation. Two central heating radiators. Gas fire with surround.

#### First Floor Landing

A well proportioned landing area with uPVC double glazed entry door to the front elevation leading out to a balcony area. Space to accommodate a office area or a reading area. Dado rail to the walls.

#### Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

Two uPVC double glazed windows to the side elevation. Fitted with a corner bath, corner wash hand basin and shower cubicle. Central heating radiator. Splashback tiling.

#### W.C

2' 11" x 5' 2" (0.898m x 1.583m)

With uPVC double glazed window to the side elevation and fitted with a w.c.

**Bedroom One**

11' 7" x 13' 0" (3.533m x 3.955m)

Offering uPVC double glazed window to the front elevation and two further windows to the side. Central heating radiator. Fitted wardrobes to one wall.

**Bedroom Two**

12' 11" x 11' 6" (3.938m x 3.515m)

Double glazed window to the rear elevation. Central heating radiator. Built in cupboard.

**Bedroom Three**

8' 10" x 7' 0" (2.701m x 2.142m)

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

**Outside**

To the front of the property there is ample off road parking with the majority of the garden being concreted creating either a turning circle or possible standing for a caravan or similar. The front is also complemented with a range of established shrubs to the front. The rear garden is one of the selling features to this lovely home catching both the morning and afternoon sunshine. The garden is predominately lawned along with a patio area to the rear of the house. The garden offers an abundance of shrubs and plants giving a range of colours through the year.





**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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



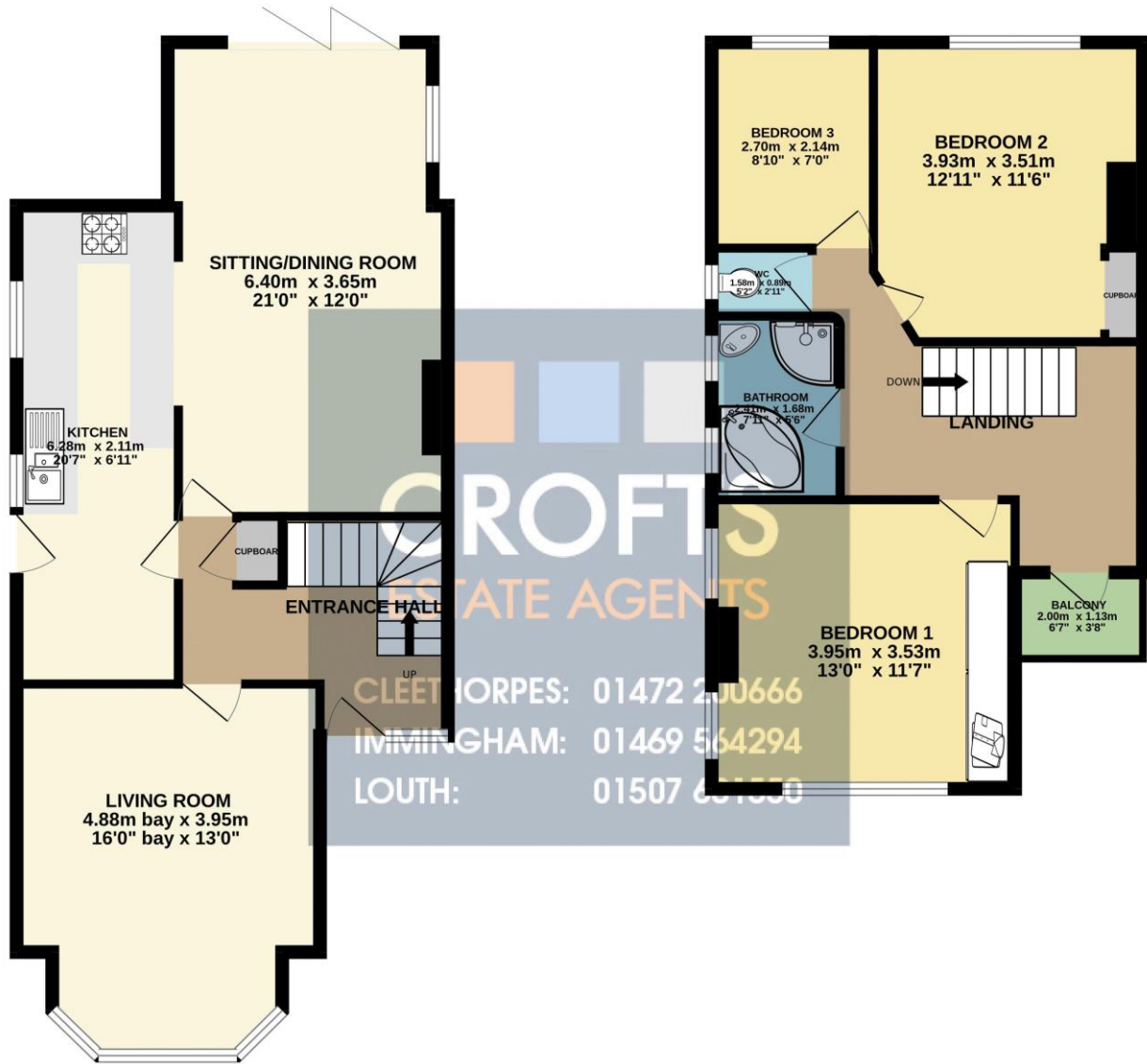


OPEN 7 DAYS A WEEK

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  
61.1 sq.m. (658 sq.ft.) approx.

1ST FLOOR  
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA : 110.8 sq.m. (1192 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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