



# 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



**Humber Street**

**Cleethorpes  
DN35 8NN**

**£125,000**

Coming to the market with NO FORWARD CHAIN is this deceptively large three bedroom mid terrace house. With estuary views from the front, this property is perfectly positioned for access for what the seafront and promenade provides and is also just a stones throw from central Cleethorpes and all of its amenities and transport links. Briefly consisting of entrance hall, dining room, lounge, kitchen, ground floor shower room to the ground floor and three good sized bedrooms, en suite shower and large family bathroom with shower to the first floor, this property is family sized and fit for modern living. Outside the front is low maintenance with the rear having a tiered terrace style to it with parking to the bottom behind timber gates. There is also a brick built fully completed sauna house in the rear garden for them warm summer nights.

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 hall

12' 2" x 3' 1" (3.70m x 0.95m)

Entering the property reveals a radiator and laminate flooring.

#### Dining room

12' 0" x 11' 7" (3.65m x 3.52m)

The dining room has a window to the front elevation and laminate flooring.

#### Lounge

12' 0" x 15' 1" (3.65m x 4.60m)

The lounge has a window to the rear elevation, a radiator and laminate flooring.

#### Kitchen

15' 0" x 8' 9" (4.56m x 2.67m)

The kitchen has a window to the rear elevation, a tiled floor and a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

#### Rear lobby

3' 5" x 6' 2" (1.03m x 1.88m)

A small lobby area has frosted door to the rear garden and a tiled floor.

#### Shower room

3' 3" x 5' 8" (0.99m x 1.72m)

The shower room has an opaque window to the rear elevation, a tiled floor, WC and a shower cubicle with an electric shower.

#### Stairs and landing

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

#### Bedroom One

12' 1" x 12' 0" (3.68m x 3.67m)

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

#### En suite shower

2' 8" x 5' 9" (0.82m x 1.74m)

A shower room has been fitted in the over stairs cupboard and has enclosed shower cubicle, tiled walls and floor to coving, extractor and ceiling light.

#### Bedroom Two

8' 8" x 9' 5" (2.65m x 2.88m)

Bedroom two has window to the front elevation, a radiator and a carpeted floor.

### Bedroom Three

11' 11" x 6' 10" (3.63m x 2.09m)

Bedroom three has window to the front elevation, a radiator and a carpeted floor.

### Family bathroom

14' 10" x 8' 11" (4.53m x 2.72m)

A large bathroom to the rear has three piece white bathroom suite with vanity sink and WC, separate walk in wet room style shower. There are also dual aspect opaque windows to the rear and side elevation and a carpeted floor.

### Rear garden

The rear garden is low maintenance and ideal for alfresco dining. With a gate at the bottom revealing access onto the property.

### Front garden

A raised front garden has brick stairs from the pavement to the front door with slab patio to the front where stunning views to the estuary can be enjoyed.

### Parking

The property currently has one parking space that is accessed via the car park to the rear of the property. Crofts have not checked the validity of this access and disclaim any liability for this.

### Sauna house

8' 0" x 7' 0" (2.44m x 2.13m)

A brick built outbuilding has been cleverly converted into a proper sauna with wood seating and insulated wood paneled walls. The building has uPVC frosted door and window to the back.

### 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](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

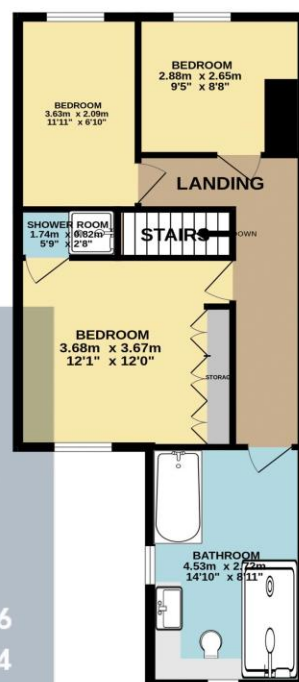
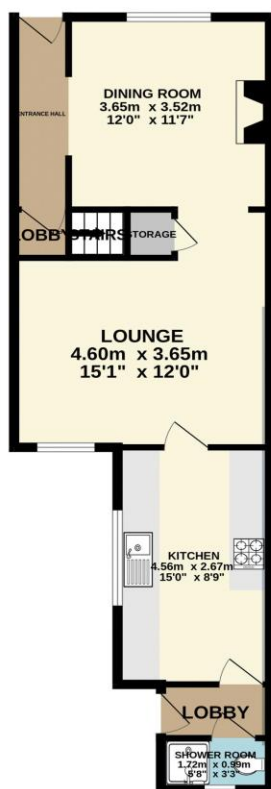
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
57.7 sq.m. (621 sq.ft.) approx.

1ST FLOOR  
52.6 sq.m. (566 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550



TOTAL FLOOR AREA : 110.3 sq.m. (1187 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		82 B
69-80	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 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.