



CROFTS ESTATE AGENTS

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



Penshurst Road

Cleethorpes
DN35 9EQ

£184,500

Crofts estate agents are pleased to be able to bring to the market this NO FORWARD CHAIN three bedroom semi-detached house found within this established residential area of Cleethorpes. Offered for sale with no forward chain on the vendors side, this lovely home would create an ideal purchase for a variety of buyers. The accommodation on offer briefly comprises entrance hallway, lounge dining kitchen and a conservatory to the ground floor. To the first floor you find the landing, three bedrooms and a bathroom. Front and rear gardens, with the front allowing for ample off road parking and a lovely sized rear garden ideal for the family market. Gas central heating and uPVC double glazing. Viewing is highly advised.

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Entrance Hallway

uPVC double glazed entrance door to the front elevation. Staircase to the first floor with storage cupboard beneath. Central heating radiator.

Lounge

12' 10" x 10' 7" (3.91m x 3.23m)

uPVC double glazed bow window to the front elevation. Coving to the ceiling. Electric fire with surround. Central heating radiator.

Kitchen/Diner

9' 11" x 16' 7" (3.01m x 5.06m)

A lovely sized kitchen diner offering an excellent array of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring hob with brushed steel chimney extractor over. Tiled splashback and under lighting to the wall units. Integrated dishwasher, fridge, freezer and washing machine. Central heating radiator. uPVC double glazed window and French doors with adjoining glazed panels to the rear elevation. Down lighting to the ceiling.

Conservatory

9' 8" x 9' 7" (2.94m x 2.91m)

uPVC double glazed conservatory with French doors the rear and having tiled flooring.

First Floor Landing

uPVC double glazed window to the side elevation.

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

Neutrally decorated and having a uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bedroom Two

9' 11" x 11' 3" (3.01m x 3.42m)

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

Bedroom Three

7' 3" x 6' 0" (2.22m x 1.83m)

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

Bathroom

35' 11" x 5' 5" (10.96m x 1.64m)

Modern bathroom with a uPVC double glazed window to the side elevation and is fitted with a modern white suite comprising panelled bath with shower over and a fitted w.c and wash basin set into a modern storage unit. Towel central heating radiator. Tiling to the walls and floor.

Outside

The front garden has a driveway and gravelled frontage which offers the opportunity to create further off road parking. Gated access to the side of the house through to the rear garden. The rear garden is majority lawned and has a patio area to the bottom end of the garden and creates an ideal garden for those with younger members in the family.

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

Free Valuations

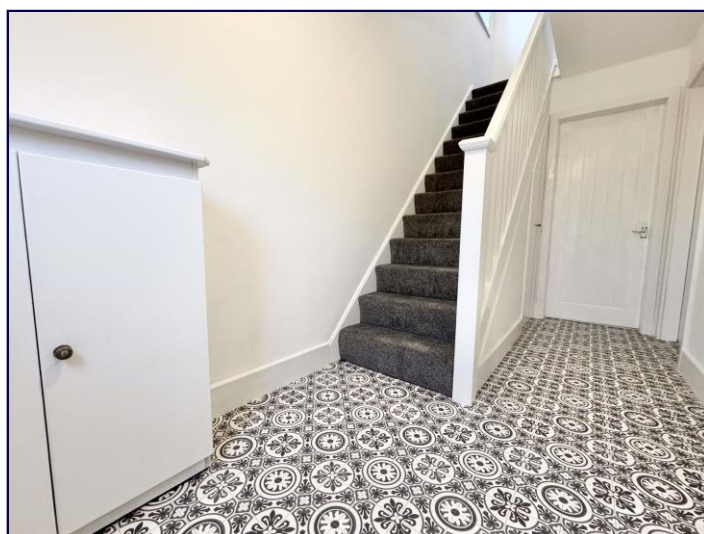
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.

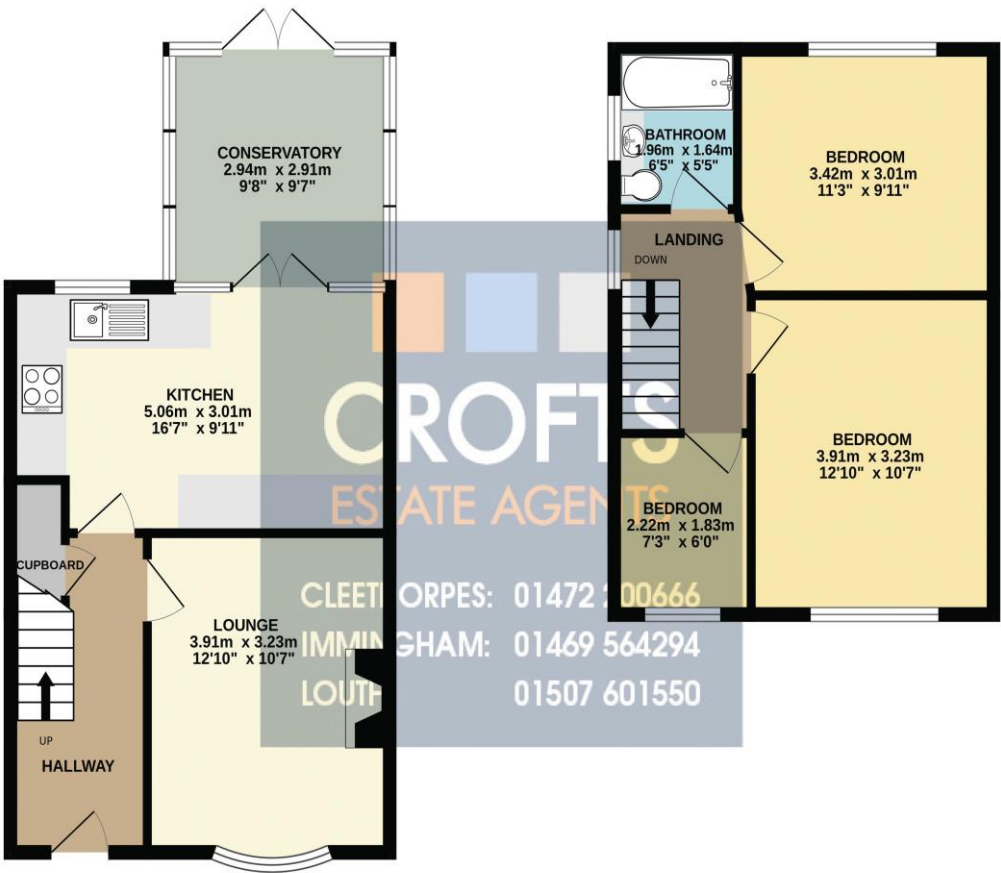
Mortgage and Financial Advice

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



GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.

1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 78.1 sq.m. (841 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	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.