



# 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



## Stanhope Place

Cleethorpes  
DN35 7TA

£184,950

Crofts estate agents are delighted to be able to bring to the market this lovely sized three bedroom semi detached house set in an wide cul-de-sac of just nine properties. This lovely home has been greatly improved by the present owners and now creates that ready to move into home. The property benefits from gas central heating and uPVC double glazing, with the accommodation briefly comprising entrance hallway, cloakroom, bay fronted lounge, extended dining sitting room, lovely sized modern fitted kitchen, landing, wet room and three bedrooms. Good sized front garden with ample off road parking and a pleasant rear garden with lawn and patio areas whilst enjoying a good degree of privacy and a majority sunny aspect. Detached brick garage. The property is located within short drive or walk to central Cleethorpes, transport links, amenities and good schooling, all in all a fantastic opportunity for your next family home!

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 Hallway

Decorative glazed entry door to the front elevation, along with a uPVC double glazed window to the side elevation. Central heating radiator. Staircase to the first floor with storage cupboard and a cloakroom beneath.

### Cloakroom

uPVC double glazed window to the side elevation. Fitted with a w.c. Partial tiled walls.

### Lounge

11' 11" plus bay x 11' 4" (3.639m x 3.46m)

Offering walk in uPVC double glazed bay window to the front elevation. Plate rack to the walls. Laminate flooring. A focal point of the lounge is created by the attractive modern fireplace and stone chimney breast.

### Dining / Sitting room

17' 11" max point x 11' 5" (5.47m x 3.47m)

Pleasantly presented and having a uPVC double glazed bay window to the rear elevation. Plate rack to the walls. Central heating radiator. Decorative fire surround.

### Kitchen

20' 0" x 5' 11" (6.085m x 1.797m)

A lovely sized kitchen offering an excellent array of fitted wall and base units with complementary work surfacing with inset sink and

drainer. Integrated oven and microwave. Four ring electric hob with brushed steel chimney extractor. Plumbing for a washing machine. Space for a fridge freezer. Two uPVC double glazed windows to the side elevation and one to the rear. Entry door leading out to the garden. Down lighting to the ceiling. Central heating radiator.

### First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling.

### Wet Room

8' 4" x 5' 11" (2.55m x 1.80m)

uPVC double glazed window to the rear elevation. Fitted with a shower area and a w.c and washbasin set into a bathroom unit. Tiling to the walls. Down lighting and extractor to the ceiling. Central heating radiator.

### Bedroom One

12' 9" x 11' 5" (3.88m x 3.47m)

uPVC double glazed window to the rear elevation. Central heating radiator. Ideal gas boiler set into a cupboard. Fitted wardrobe.

### Bedroom Two

12' 0" x 11' 5" (3.65m x 3.47m)

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

**Bedroom Three**

6' 8" x 5' 11" (2.04m x 1.81m)

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

**Outside**

The property has gardens to the front and rear elevations, with the front having long driveway creating ample off road parking. The rear garden has wall and fenced boundaries and offers lawn, gravelled bed patio and a wood chip border. Detached garage.

**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](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**

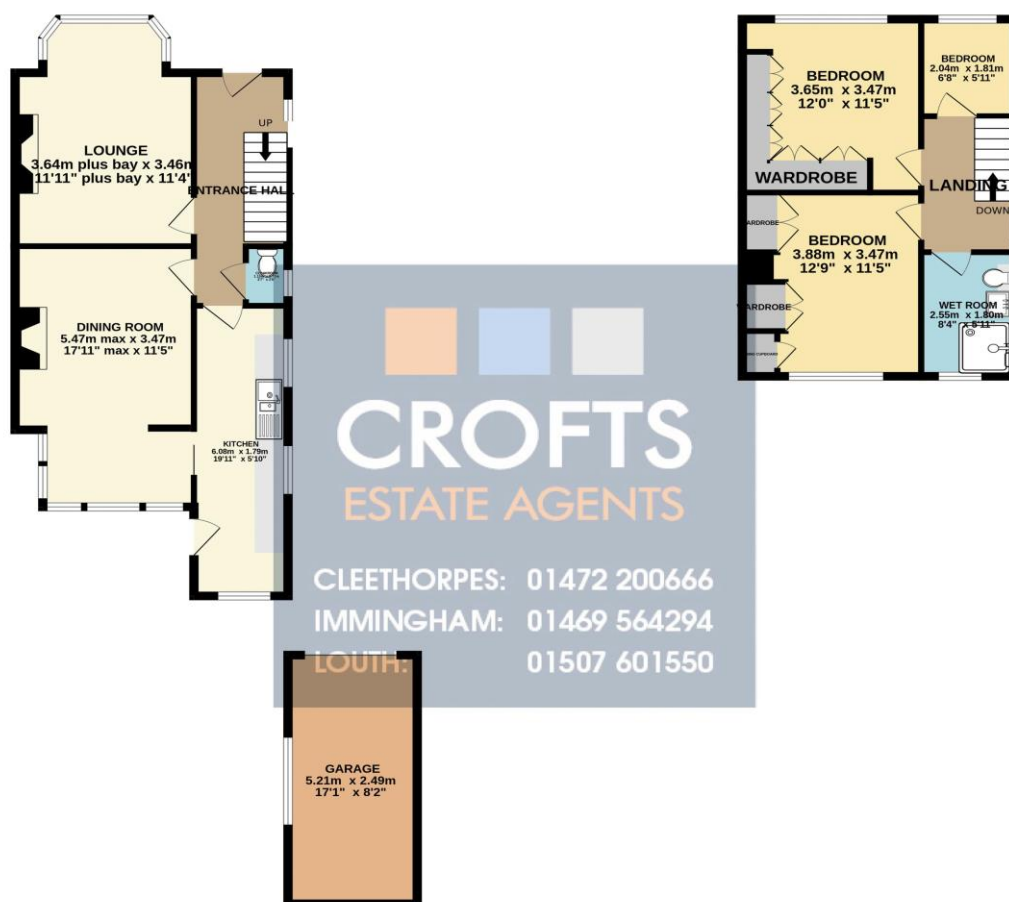
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
64.5 sq.m. (695 sq.ft.) approx.

1ST FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 103.6 sq.m. (1115 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 ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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.