



CROFTS ESTATE AGENTS

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



Ravendale Road

Cleethorpes
DN35 0HW

Offers in the Region Of
£349,950

NO CHAIN - HIGHLY DESIRABLE LOCATION - Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this substantial detached family home which is located within the popular seaside town of Cleethorpes. Nearby to the boating lake and many popular amenities and also attractions, coming to the market with viewing highly advised. Also benefitting a wide variety of local amenities including shops, take aways and schools. Internal viewing will reveal the entrance hall, lounge, dining room, sitting room, kitchen, WC and utility all to the ground floor. The first floor reveals FIVE bedrooms, a WC and bathroom. With gardens to the front and rear, a driveway, garage which has been converted to provide plenty of storage and also the cabin in the rear garden. The property also benefits from uPVC double glazing, gas central heating and SOLAR PANELS.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the entrance porch reveals the spacious hallway with coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Lounge

12' 7" x 14' 6" (3.84m x 4.43m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

10' 9" x 10' 3" (3.28m x 3.13m)

The dining room is central to the lounge and sitting room with coving to the ceiling, a radiator and a carpeted floor.

Sitting Room

12' 0" x 9' 8" (3.66m x 2.94m)

The sitting room has sliding patio doors from the dining room and also to the rear garden with coving to the ceiling, a radiator and a carpeted floor.

Kitchen

10' 9" x 11' 0" (3.28m x 3.36m)

The kitchen has a window to the rear elevation, vinyl flooring and a range of fitted units with a one and a half sink and drainer, an electric double oven and a gas hob with an extractor over.

Utility room

7' 8" x 4' 10" (2.34m x 1.48m)

The utility room has a window and door to the rear elevation and plumbing for a washing machine.

WC

The WC has an opaque window to the side elevation and a WC.

Garage space

15' 1" x 7' 11" (4.59m x 2.42m)

Open from the utility with a door to the side elevation, electrics and built in storage.

First Floor Landing

The first floor landing has access to the loft, a carpeted floor and a built in cupboard.

Bedroom One

12' 0" x 11' 1" (3.65m x 3.38m to wardrobe)

Bedroom one has window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 9" x 12' 11" (3.58m x 3.94m maximum)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

13' 7" x 7' 11" (4.13m x 2.41m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also fitted storage.

Bedroom Four

8' 9" x 8' 6" (2.67m x 2.58m)

Bedroom four has a window to the rear coving to the ceiling and a radiator. There is also fitted storage.

Bedroom Five

9' 2" x 7' 10" (2.79m maximum x 2.40m maximum)

Bedroom five has a window to the front elevation, a radiator and a carpeted floor. There is also fitted storage.

Bathroom

5' 5" x 6' 9" (1.64m x 2.06m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a basin and a bath.

WC

5' 5" x 2' 7" (1.64m x 0.80m)

The WC has an opaque window to the rear elevation, vinyl flooring and a WC.

Garage

3' 4" x 7' 7" (1.02m x 2.30m)

The front section of the garage is ideal for storage and is accessed through an electric roller door.

Cabin

15' 1" x 15' 2" (4.60m x 4.62m)

The cabin is a perfect place to relax and entertain with electrics and plenty of space. The fittings are not included.

Outside

The front garden area has a block paved driveway providing ample off road parking and also an area with established shrubs. There is a secure gate to the side providing storage also. The rear garden is enclosed by perimeter fencing and reveals a good size patio

space ideal for alfresco dining, artificial grass and access to the pergola and cabin.

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.

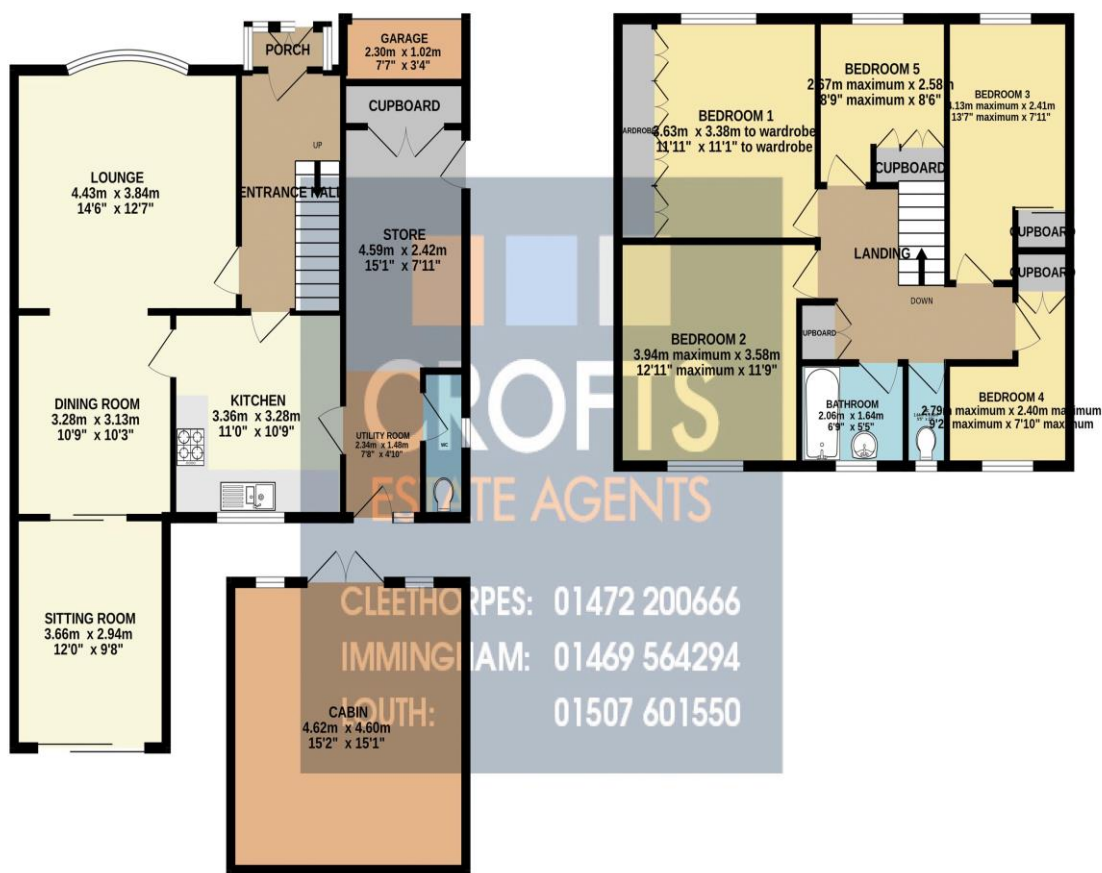
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help



GROUND FLOOR
99.1 sq.m. (1067 sq.ft.) approx.

1ST FLOOR
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA: 162.6 sq.m. (1750 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	87 B	90 B
69-80	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.