



# CROFTS ESTATE AGENTS

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



Clee Road

Cleethorpes  
DN35 8AE

Offers in the Region Of  
£179,000

We are pleased to bring to the market this spacious semi-detached house which is currently converted into two large flats but offers great potential as a family home, HMO or even the possibility to maybe split into further smaller flats (subject to permissions). The ground floor comprises of entrance hallway, two bedrooms, well proportioned lounge/dining room, kitchen, lobby and bathroom, whilst also benefitting from gas central heating and uPVC double glazed windows. The first floor flat has hallway, lounge, kitchen with large pantry/store area, two bedrooms and a bathroom. The first floor offers partial double glazing. Externally the property has off road parking to the front for at least two cars and then a good sized garden to the rear. Viewing is strictly through the agent only please.

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)



#### GF Hallway

Georgian styled entry door to the side elevation. Central heating radiator. Staircase to the first floor with understairs storage cupboard.

#### GF Bedroom

12' 11" x 16' 10" (3.939m x 5.119m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling and picture rail to the walls. Central heating radiator.

#### GF Bedroom 2

12' 11" x 13' 4" plus bay (3.926m x 4.064m)

uPVC double glazed bay window to the side elevation. Central heating radiator. Decorative fireplace.

#### GF Sitting Room

23' 8" x 12' 3" plus bay (7.226m x 3.728m)

uPVC double glazed bay and a further window to the side elevation. Two central heating radiators. Gas fire with surround. Storage cupboard.

#### GF Kitchen

8' 4" x 12' 2" (2.530m x 3.717m)

uPVC double glazed window to the side elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Integrated oven and four ring gas hob. Baxi boiler Plumbing for a washing machine.

#### GF Lobby

uPVC double glazed side entry door to the garden. Door to the bathroom.

#### GF Bathroom

7' 6" x 8' 6" (2.297m x 2.579m)

Offering two uPVC double glazed windows to the rear elevation. Fitted with a panelled bath, pedestal wash hand basin and close coupled w.c. Central heating radiator.

#### FF Hallway

Good sized landing with access to the kitchen, bedrooms and bathroom.

#### FF Lounge

12' 10" x 16' 8" (3.899m x 5.074m)

Two uPVC double glazed windows to the front elevation. Gas fire with surround.

#### FF Kitchen

6' 8" x 8' 3" (2.041m x 2.521m)

uPVC double glazed window to the side elevation. Fitted with base units with roll edged works surfacing over and one wall unit. Stainless steel sink and drainer. Oven and four ring gas hob. Splashback tiling.



**FF Pantry/Lobby**

3' 8" x 6' 2" (1.105m x 1.876m)

Providing ample storage and having shelving.

**FF Bedroom 1**

12' 10" x 13' 4" (3.908m x 4.052m) maximums

Window to the side elevation.

**FF Bathroom**

7' 4" x 8' 10" (2.243m x 2.681m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, vanity wash hand basin and a freestanding bath. Tiling to the walls.

**FF Store/Laundry Room**

5' 8" x 8' 9" (1.736m x 2.660m)

This was a former bathroom and its believed the piping/plumbing is available for those wishing to reinstall this room has such. Currently used as a laundry room with window to the side elevation and having plumbing for a washing machine.

**FF Bedroom 2**

9' 9" x 8' 11" (2.982m x 2.709m)

Window to the side elevation.

**FF Bedroom Three**

8' 4" x 12' 2" (2.531m x 3.713m)

uPVC double glazed window to the rear elevation.

**Outside**

The property benefits from front and rear gardens with the front garden having off road parking for at least two cars. Pleasant rear garden with lawn and shrubs and enjoying a sunny aspect.

**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**

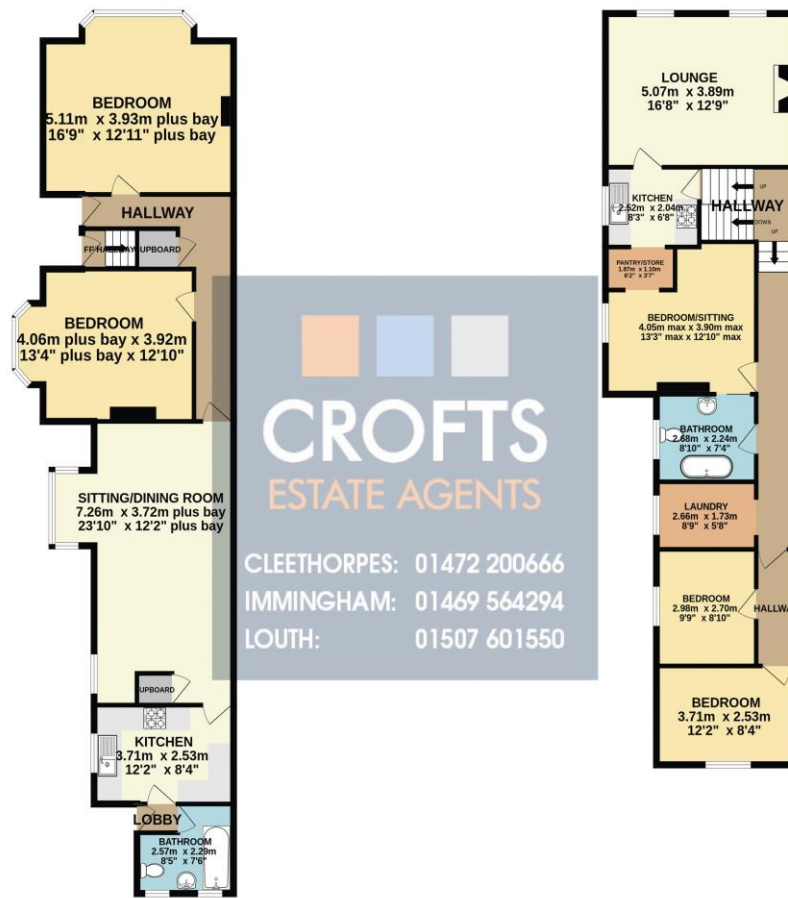
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
95.3 sq.m. (1028 sq.ft.) approx.

1ST FLOOR  
84.2 sq.m. (907 sq.ft.) approx.



TOTAL FLOOR AREA: 179.5 sq.m. (1932 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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