



# 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



Clee Road

Cleethorpes  
DN35 9HY

£129,950

Coming to the market with NO FORWARD CHAIN is this substantial two bedroom end of terrace house. Situated close to good schooling, parks, amenities and transport links, this property makes the perfect home for the growing family. With off road parking for at least three cars or a caravan or such likes, the property appeals top the modern family offering good ground floor accommodation with two connected large reception rooms plus kitchen with space for a dining table and chairs plus pantry which has potential for a ground floor WC. Upstairs there are two large double bedrooms plus a dressing room which would have been the third bedroom, this of course could easily be converted back to a bedroom. To the south facing rear there are good sized gardens with two patios, lawn and garden shed.

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 :

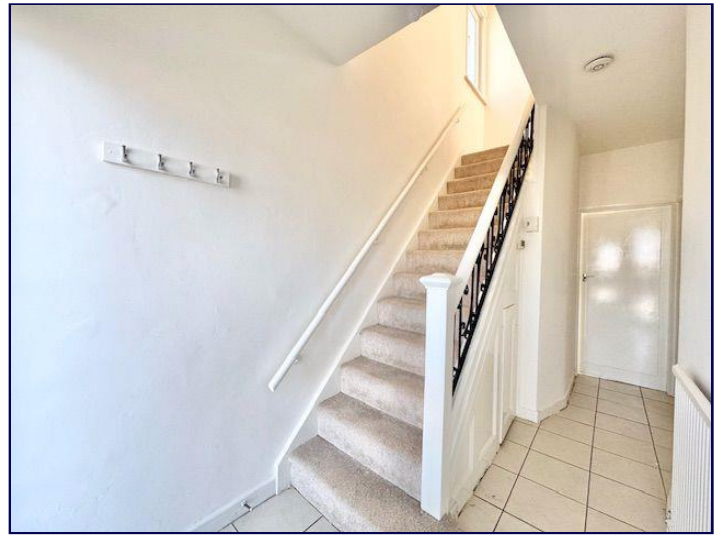
[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[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

14' 4" x 5' 6" (4.38m x 1.68m)

With uPVC frosted front door and two side frosted windows the entrance has cream tiled floor, white decor, pendant light, radiator and small under stairs cupboard.

#### Lounge

12' 0" x 10' 10" (3.66m x 3.31m)

The lounge is open plan to the dining room with deep uPVC bay window to the front, white decor to coving, beige carpet, pendant light off ceiling rose and feature wood fire surround.

#### Dining room

14' 11" x 10' 0" (4.55m x 3.04m)

With door from the hall, open plan to the lounge, the dining room also has full length window and sliding patio door to the garden. The room has brick fireplace, white decor to coving, beige carpet, radiator and pendant light.

#### Kitchen/Breakfast Room

18' 0" x 7' 9" (5.48m x 2.37m)

An L shape kitchen has space for dining table and chairs with cream wall and base kitchen units to one end with granite effect work tops and one and a half sink drainer over. The room has electric hob with extractor over, oven grill and space for washing machine and tall fridge freezer. The room has two uPVC windows

and frosted door to the rear, cream tiled floor, cream tiled splash backs, two ceiling lights and radiator.

#### Pantry

4' 6" x 3' 2" (1.37m x 0.97m)

A good sized cupboard that could also be also be converted into a WC with uPVC frosted window to the side.

#### Stairs and landing

With beige carpet, frosted window to the side, white decor and pendant light.

#### Bedroom One

12' 0" x 10' 10" (3.67m x 3.31m)

A large double bedroom with uPVC window to the front, white decor, beige carpet, radiator and pendant light.

#### Bedroom Two

12' 7" x 10' 0" (3.83m x 3.05m)

A second double room has white decor, beige carpet, uPVC window, radiator and pendant light and built in storage cupboard.

#### Dressing room / Bedroom Three

6' 0" x 5' 6" (1.82m x 1.67m)

The former third bedroom has been made into a walk in wardrobe for bedroom one but can be converted back quite easily. The room

has frosted uPVC window, beige carpet, white decor, loft access, pendant light and radiator.

### Family Bathroom

8' 11" x 6' 4" (2.71m x 1.93m)

Having cream three piece bathroom suite with shower over the bath and glass screen, large airing cupboard, fully tiled light brown walls, cream mosaic style vinyl floor, uPVC frosted window to the rear, extractor, ceiling light and radiator.

### Front garden and parking

The front has space for three cars and or caravan etc. The area is laid to concrete and block paving with soil borders. There is an open fronted driveway and low wall to the front and side with concrete path to the side of the house and to the rear.

### Rear garden and patio

The south facing rear garden has concrete and block paved patio to the back of the house with lawn to the centre with concrete path through it leading to second concrete patio which has garden shed on it. The garden has timber fencing to the perimeter with mature bushes to one side and gate back to the front.

### 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.

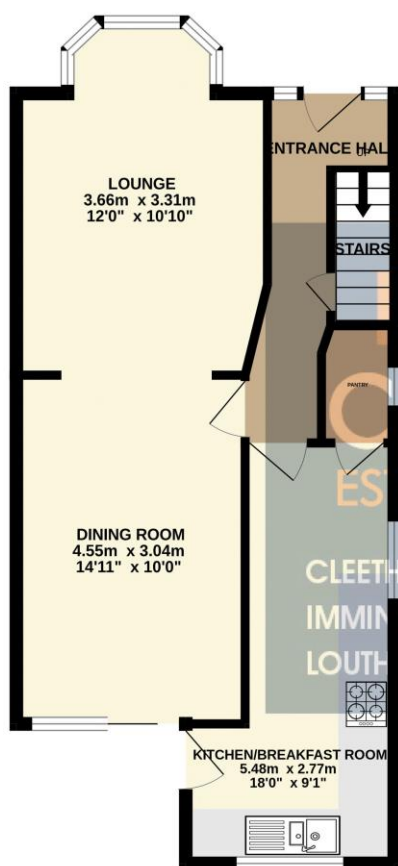
### Mortgage and Financial Advice

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

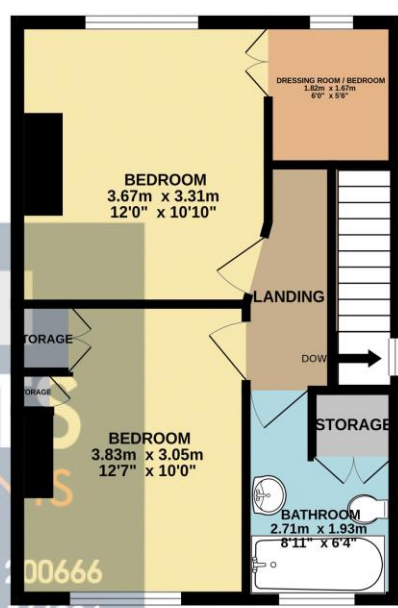
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
47.9 sq.m. (515 sq.ft.) approx.



1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 84.4 sq.m. (908 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 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 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.