



CROFTS ESTATE AGENTS

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



Seaford Road

Cleethorpes
DN35 0NB

Offers in the Region Of
£325,000

Crofts estate agents are delighted to offer for sale this modern and spacious detached family home which has been created by the current owners. Located within a highly desirable location within the town of Cleethorpes and close by to many local amenities and also local schools. The popular seafront is also short drive although many people local to the area would insist a brisk walk. The current owners have lovingly transformed this property from what it was to what it is today and the only way to fully appreciate this is by internal viewing. The accommodation comprises of an inner hall, kitchen, lounge-diner, sitting room, three bedrooms, a bathroom and shower room. With two gated driveways providing off road parking, an oversized detached garage and gardens to the front and rear. The property also benefits from uPVC double glazing and gas central heating.

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 :

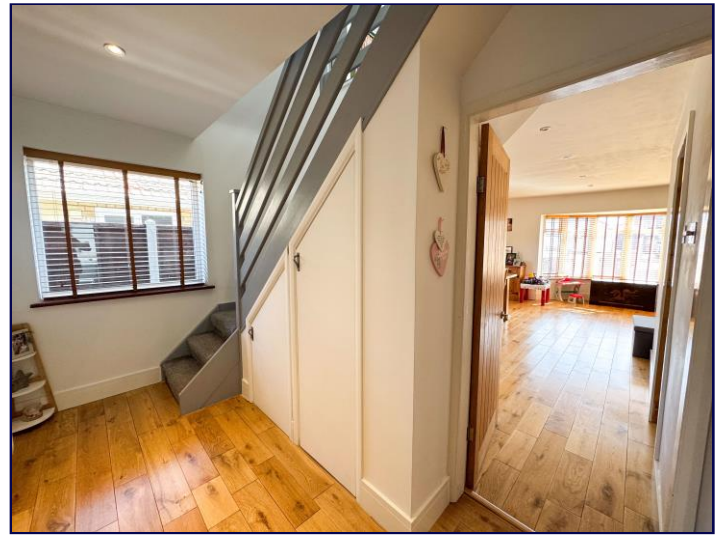
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Kitchen

9' 2" x 11' 3" (2.80m x 3.44m)

The kitchen has a window and door to the side elevation, Oak flooring and a range of modern fitted units with a sink and drainer, plumbing both a washing machine and a dish washer and also a Range oven.

Lounge/Diner

18' 4" x 23' 1" (5.58m max x 7.03m max)

The lounge-diner has dual aspect windows to the front and rear elevation, three radiators and Oak flooring.

Hall

With a window to the side elevation, a radiator, Oak flooring and built in storage cupboards.

Sitting Room

9' 11" x 11' 4" (3.03m x 3.45m)

The sitting room has a window and door to the rear elevation, a radiator and Oak flooring.

Bedroom Three

9' 11" x 11' 4" (3.03m x 3.45m)

Bedroom three has a window to the rear elevation, a radiator and Oak flooring.

Bathroom

5' 11" x 7' 10" (1.80m x 2.39m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a radiator and a tiled floor. There is also a modern suite with a WC, vanity basin and a bath with a mains shower over.

First Floor Landing

The first floor landing has a Velux window and a carpeted floor.

Bedroom One

12' 11" x 16' 2" (3.93m x 4.92m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

12' 1" x 16' 2" (3.69m x 4.94m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Shower Room

10' 9" x 6' 4" (3.28m x 1.92m)

The shower room has a Velux window, complimentary tiling, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

Garage

19' 0" x 10' 11" (5.80m x 3.32m)

The garage has an up and over door, two windows and a door to the side elevation and electrics. There is also a further section ideal for storage at the bottom which is another 1.22 metres in length. (see floor plan)

Outside

With two gated driveways to the front providing off road parking. There is also a small lawn to the front. The driveway to one side continues to the garage and gives access to the rear garden. The rear garden has a lawn, established shrubs and also a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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 C: 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

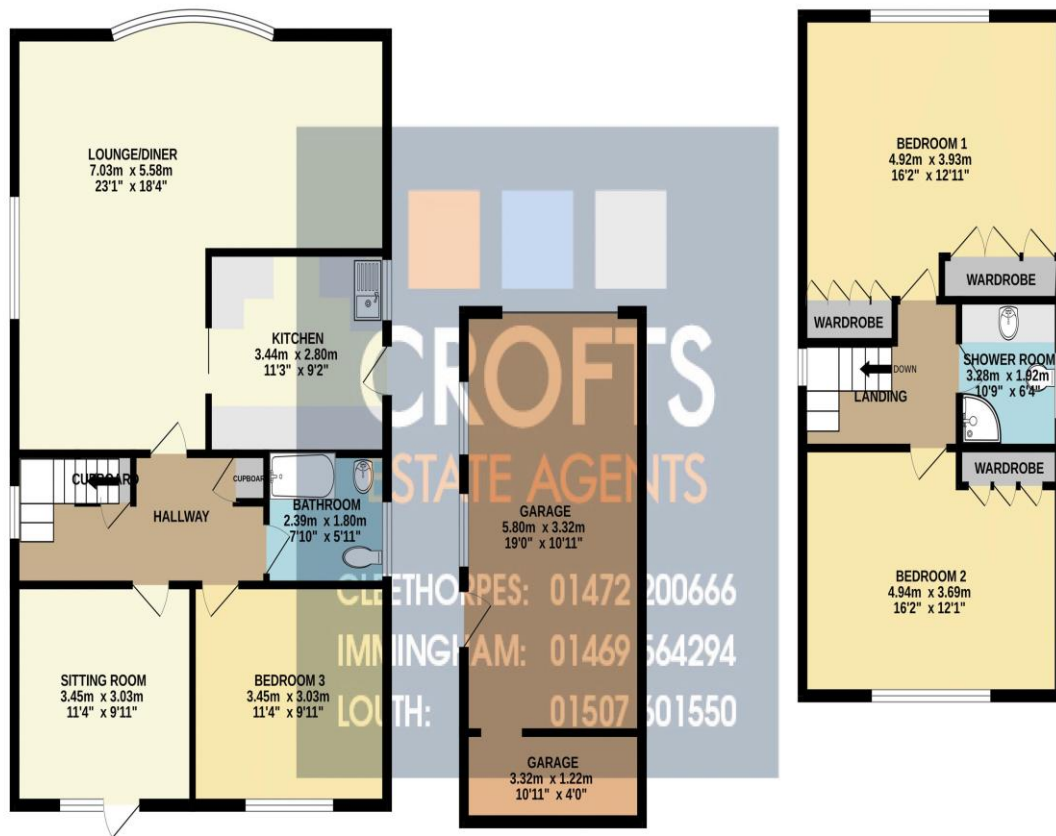
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
97.8 sq.m. (1053 sq.ft.) approx.

1ST FLOOR
45.2 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA : 143.0 sq.m. (1539 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		85 B
69-80	C		
55-68	D	64 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.