



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Goring Place

Cleethorpes
DN35 7TZ

Offers in the Region Of
£129,950

NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER - Crofts estate agents are delighted to offer for sale this spacious end of terrace property which is located within the popular seaside town of Cleethorpes. With plenty of space inside and out for the growing family, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, sitting room and kitchen to the ground floor. With three bedrooms and the bathroom to the first floor. With off road parking and a low maintenance rear garden and 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 :

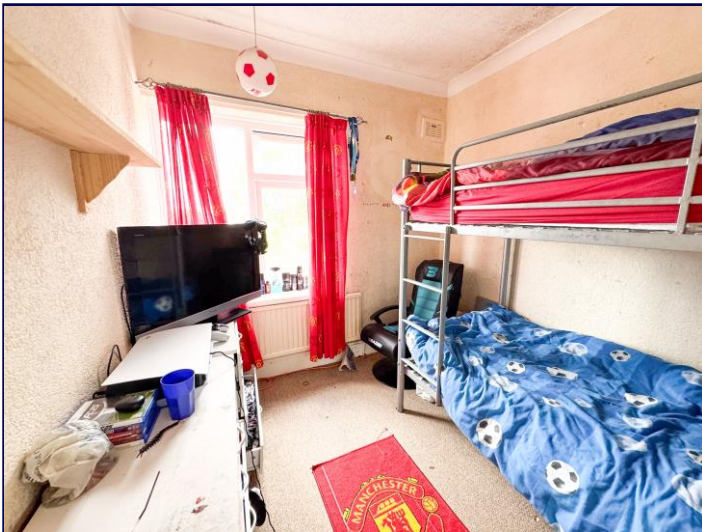
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

17' 5" x 10' 1" (5.31m x 3.08m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Dining Room/Sitting Room

18' 3" x 9' 10" (5.57m x 3.00m)

The dining room/sitting room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

18' 10" x 5' 7" (5.74m x 1.71m)

The kitchen has a door with windows either side to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer with an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom One

12' 4" x 10' 2" (3.77m x 3.10m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

10' 6" x 7' 11" (3.19m x 2.41m)

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

Bedroom Three

9' 2" x 7' 9" (2.79m x 2.36m)

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

Bathroom

5' 8" x 5' 6" (1.73m x 1.68m)

The bathroom has an opaque window to the front elevation, a radiator and laminate flooring. There is also a WC, basin and a bath.

Outside

With off road parking to the front. The rear garden is low maintenance and ideal for a family. There is also a secure out building.

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

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.

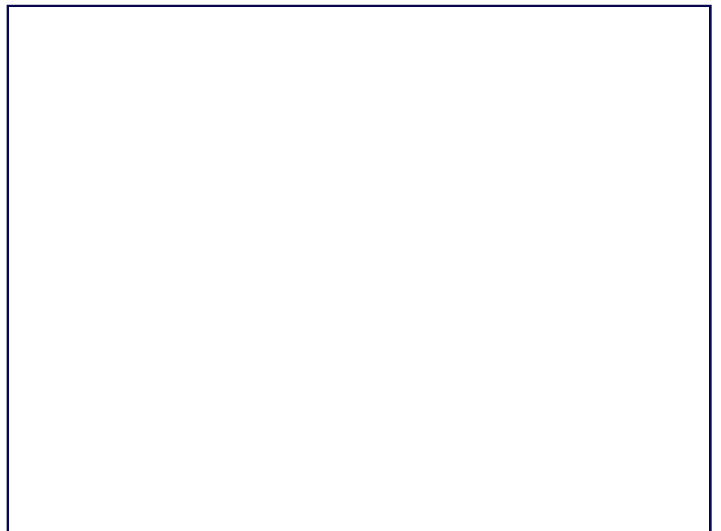
Property Management

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

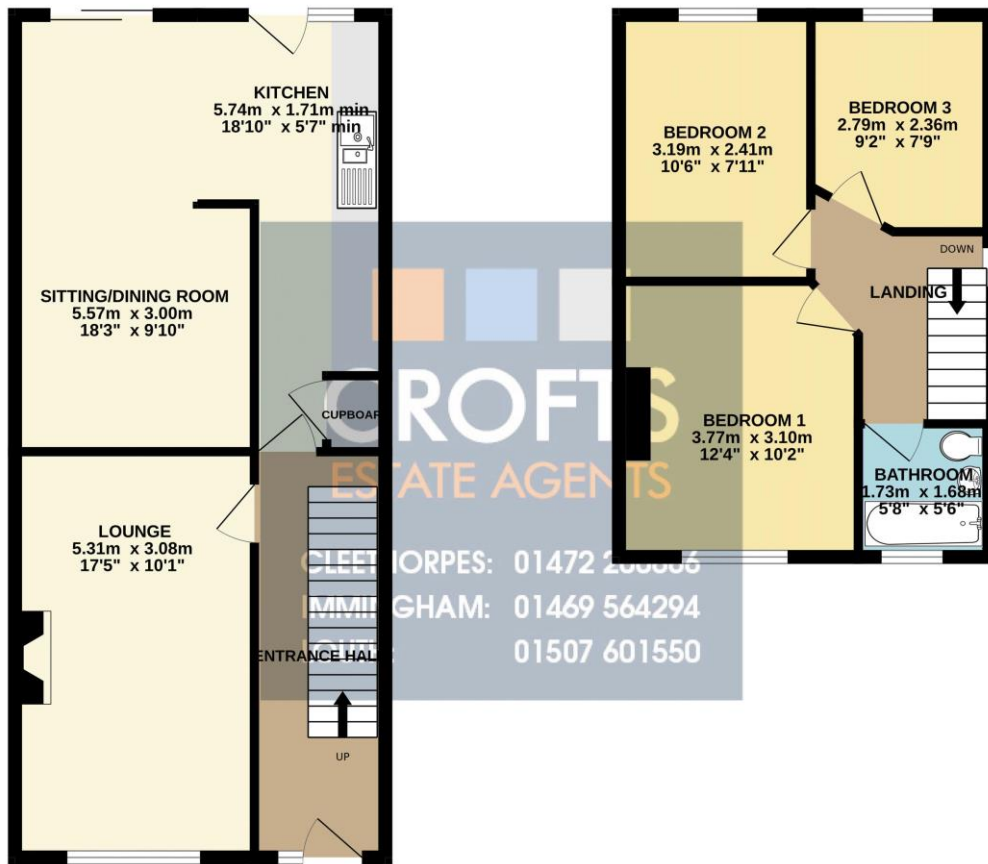
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR

1ST FLOOR



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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