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



Clee Crescent

Grimsby
DN32 8LX

Offers in the
Region Of
£315,000

We are thrilled to present Clee House — an exceptional 1930s three-bedroom detached residence, beautifully positioned on a slightly elevated corner plot at the junction of Phelps Place and Clee Crescent. Set behind charming walled gardens, this striking home has been thoughtfully extended and meticulously refurbished to offer a unique blend of timeless character and contemporary comfort. Original period features are seamlessly paired with stylish, open-plan living spaces, all finished to an outstanding standard. The property benefits from central heating and uPVC double glazing throughout, and the accommodation includes: a welcoming entrance hallway, cloakroom, a deep bay-fronted lounge flowing effortlessly into a stunning open-plan kitchen, dining and living area — perfect for modern family life and entertaining. Upstairs, a spacious landing leads to a luxurious family bathroom and three generously sized bedrooms, including a principal suite with its own en-suite shower room. Situated in the highly desirable Old Clee area, Clee House offers a rare combination of classic charm, modern luxury, and beautifully landscaped gardens — a truly exceptional

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Entrance Hallway

A side-canopied entrance with a uPVC double-glazed door opens into the main hallway.

Cloakroom

A contemporary cloakroom recently updated with a back-to-wall push-button WC and a slimline vanity unit with mixer tap and storage. Recessed spotlight, and a uPVC double-glazed side window complete the look.

Living Room

11' 11" x 11' 11" (3.64m x 3.63m)

An elegant living area now seamlessly open-plan to the kitchen, offering a bright and airy feel. Features include a white-painted fireplace with a living flame gas fire, white décor, whitewashed timber flooring, recessed lighting, side windows, and a walk-in uPVC bay window fitted with plantation shutters and roller blinds.

Kitchen/Dining/Living Area

29' 0" x 18' 4" (8.83m x 5.59m) max measurements

A show-stopping kitchen and living space, designed for both entertaining and everyday family life. Fitted with shaker-style cabinets, a central island with solid oak worktops, and a ceramic 1.5 bowl sink set into a charming bay window. The island also houses a Neff induction hob with extractor and drawers beneath. Includes a Welsh dresser, open shelving, split fridge/freezer, and

spaces with plumbing for a washing machine and dryer. The space flows effortlessly into a light-filled dining area with solid wood flooring, panoramic windows, vaulted ceiling with Velux, and French doors opening to the side garden. Additional access is provided by a rear uPVC door.

First Floor Landing

A spacious landing with spindle balustrade, recessed lighting, and a uPVC side window. Loft access (fully boarded, with power and lighting). All bedrooms lead off from here.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

A beautiful master suite with built-in wardrobes, whitewashed wood flooring, plantation-shuttered bay window, and fretted radiator cover.

Ensuite Shower Room

Stylishly upgraded with a large walk-in shower featuring a drencher head and handheld rail, chrome heated towel rail, built-in dressing area with drawers, extractor fan, and side-facing uPVC window.

Bedroom Two

10' 11" x 8' 8" (3.34m x 2.63m)

A spacious double bedroom with built-in wardrobes, recessed lighting, radiator, and a rear-facing uPVC window.

Bedroom Three

8' 8" x 7' 1" (2.63m x 2.16m)

A generous third bedroom, ideal as a guest room or home office, with recessed lighting, radiator, and front-facing uPVC window with plantation shutters.

Shower Room

A modern shower room with shower, vanity wash basin and w.c. uPVC double glazed window. Central heating radiator.

Outside

Set on the desirable corner of Phelps Place and Clee Crescent, this property enjoys an attractive brick and rail boundary and attractive gardens. The front garden is lawned with double gates, a paved path and mature borders leading to the main entrance. To the side and rear, discover a tranquil, private oasis with multiple entertaining zones. French doors from the kitchen lead to a patio surrounded by raised beds and equipped with outdoor power points. A block-paved patio/driveway, shaped lawn, gravel beds, At the rear, a large workshop/garden room offers excellent versatility.

Cabin

This versatile room offers a perfect space for a home office, or ideal for those whom wish to run a business from home. Internal light and power.

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

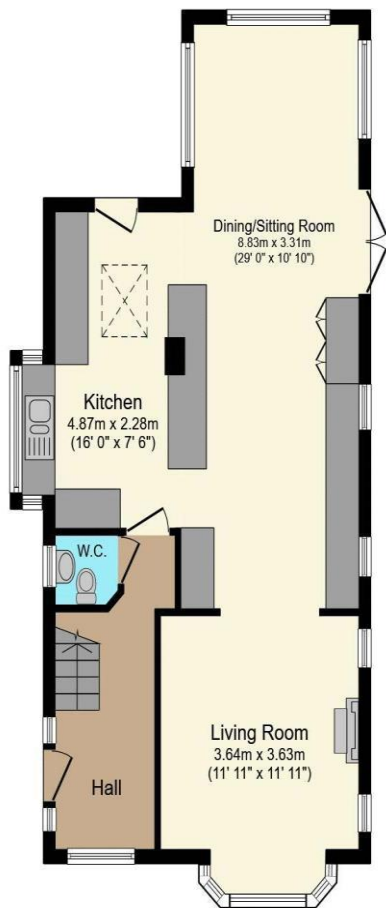
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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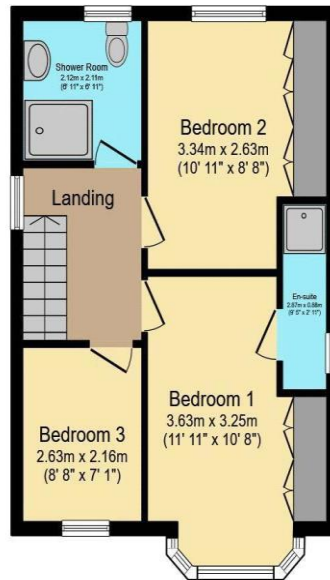
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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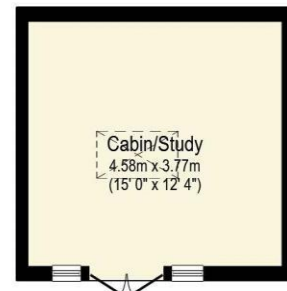




Ground Floor



First Floor



Outbuilding

Total floor area 124.1 sq.m. (1,335 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

