



CROFTS ESTATE AGENTS

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



Lovett Street

Cleethorpes
DN35 7EB

£89,000

Ideal First-Time Buy or Investment Opportunity – Three-Bedroom Mid-Terrace Home Crofts are delighted to bring to the market this well-presented three-bedroom mid-terrace property, currently let at £550 per calendar month, making it a fantastic investment opportunity or a perfect first-time purchase. The property benefits from gas central heating and uPVC double glazing, ensuring a warm and energy-efficient home. Well-maintained throughout, internal viewing is highly recommended to fully appreciate what this lovely home has to offer. The accommodation comprises an entrance porch, welcoming hallway, a spacious through lounge/diner, inner lobby, and a ground floor bathroom. Upstairs, the first-floor landing leads to three well-proportioned bedrooms, making this a great option for families, couples, or professional tenants. Externally, the property enjoys both front and rear gardens, providing useful outdoor space. Whether you're looking to step onto the property ladder or expand your rental portfolio, this home presents excellent value and long-term potential.

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Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

With central heating radiator and having staircase to the first floor.

Lounge/Diner

27' 10" x 13' 0" (8.496m x 3.951m) maximums

A lovely and well proportioned lounge diner offering walk in uPVC double glazed bay window to the front elevation and a further double glazed window to the rear. Two central heating radiators. Coving to the ceiling.

Kitchen

15' 6" x 7' 5" (4.734m x 2.252m)

A well proportioned kitchen with uPVC double glazed window to the side elevation and equipped with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with filter hood over. Worcester gas boiler. Plumbing for a washer and dryer. Splashback tiling.

Lobby

uPVC double glazed side entry door.

Bathroom

5' 5" x 7' 1" (1.663m x 2.165m)

The bathroom has a uPVC double glazed window to the rear elevation and is fitted with a panelled bath with screen and shower over, pedestal wash hand basin and a w.c. Splashback tiling. Central heating radiator.

First Floor Landing

Coving and loft access to the ceiling.

Bedroom One

12' 0" x 13' 0" (3.654m x 3.972m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

13' 0" x 7' 9" (3.962m x 2.355m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

10' 9" x 7' 5" (3.273m x 2.254m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property offers gardens to the front and rear elevations, with the rear garden being ideal for both family life and outdoor entertaining. Featuring a well-kept artificial lawn, this space offers year-round greenery with no upkeep. A patio area provides a perfect spot for relaxing in the sun or hosting guests. Surrounded by a mix of painted fencing and traditional brickwork, the garden is private and secure—making it a functional and enjoyable extension of the home.

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

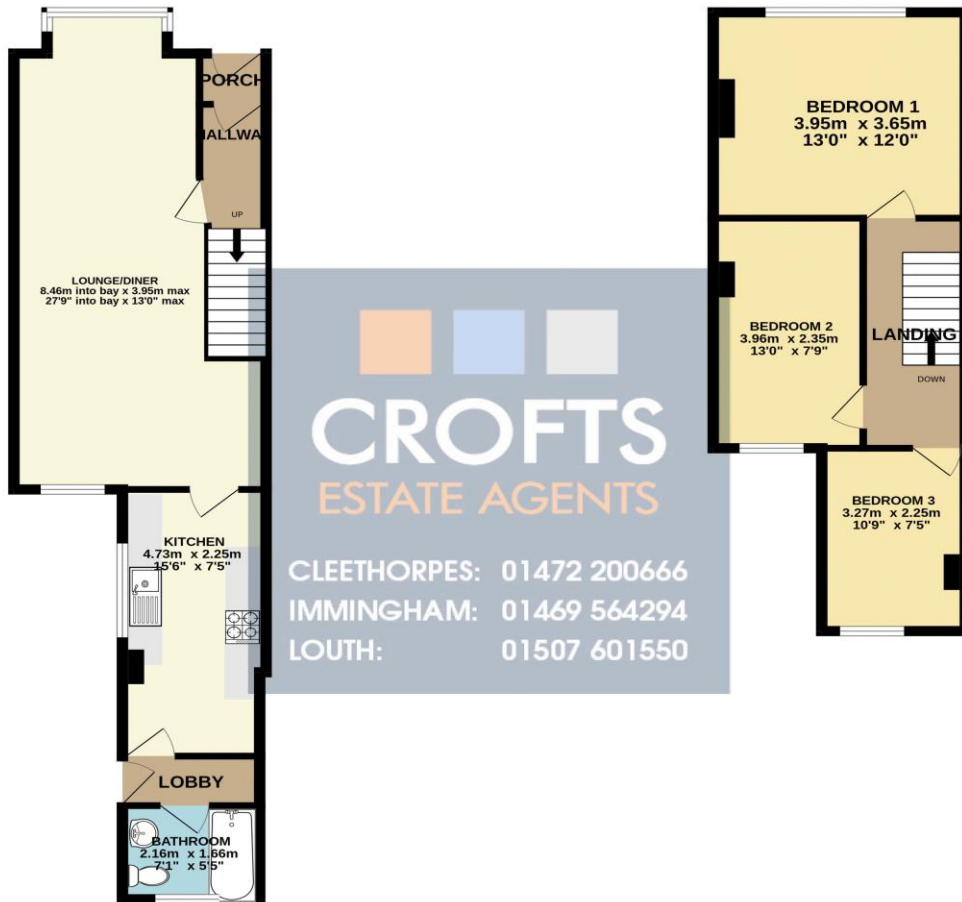
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
47.7 sq.m. (513 sq.ft.) approx.

1ST FLOOR
37.2 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 84.9 sq.m. (914 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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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