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



2 Glebe Road
Cleethorpes
DN35 8DA

Guide Price £170,000

*** £5000 ALLOWANCE TOWARDS DEPOSIT *** Crofts Estate Agents are absolutely delighted to bring to the market this stunning and beautifully presented three-bedroom end-terrace property, set right in the heart of Cleethorpes. This unique former church house offers more width than typically found on this road and includes the rare benefit of an en-suite to the master bedroom. Perfectly positioned just a short stroll from the seafront and the vibrant shopping area of St Peter's Avenue, this impressive home is ideal for anyone looking to enjoy everything that central Cleethorpes has to offer. The accommodation briefly comprises a welcoming entrance hallway, a tastefully decorated living room, a convenient cloakroom, and a superb open-plan kitchen and dining area boasting an excellent range of fitted units. To the first floor, there are three generously sized bedrooms, including a master with en-suite, along with a modern family

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Entrance Porch

A welcoming covered porch featuring original tiled walls to dado height and a quarry tiled floor, offering a charming introduction to the property.

Hallway

Accessed via a composite door with stained glass top light, the hallway sets the tone with a stylish mix of contemporary finishes and original features, including wood-effect laminate flooring, dado rail, original cornice work, connecting doors, and a radiator.

Dining or Sitting Room

10' 4" x 12' 5" plus bay (3.15m x 3.79m)
Situating at the front of the property, this elegant reception room features a uPVC double-glazed Georgian-style bay window with built-in window seat, original ceiling coving and cornice, wood-effect laminate flooring, radiator, and a stunning original fireplace with cast iron grate and tiled hearth.

Lounge

12' 8" x 14' 0" (3.85m x 4.27m)
A versatile second reception room with a uPVC double-glazed window to the rear, decorative ceiling coving, wood-effect laminate flooring, radiator with ornate cover, and open access to the kitchen diner. Also includes a door leading to the staircase.

Kitchen

20' 4" x 9' 3" (6.20m x 2.81m)
A spacious and modern kitchen space perfect for family living. Fitted with a wide range of stylish blue-fronted wall and base units, complementary worktops, and tiled splashbacks. Includes a stainless steel sink and drainer, Cookmaster range cooker with stainless steel splashback and chimney-style extractor, and ample space for an American-style fridge/freezer, dishwasher, and washing machine. The kitchen also houses a wall-mounted boiler in a matching unit. Finished with two uPVC double-glazed side windows, French doors opening onto the garden, wood-effect laminate flooring and a tall column radiator.

Cloakroom

A modern two-piece suite comprising a low flush WC and hand wash basin with tiled splashback. Wood-effect tiled flooring completes the look.

First Floor Landing

Accessed via the rear sitting room, carpeted stairs lead to a split-level landing with carpeted flooring, radiator, and loft access. The loft features a pull-down ladder and is partially boarded for storage.

Bedroom One

12' 4" x 14' 1" (3.748m x 4.287m)
Located at the front of the property, the master bedroom boasts a uPVC double-glazed window with plantation shutters, wood-effect laminate flooring, radiator, and an original cast iron fireplace with tiled hearth. A door leads directly to the en suite shower room.

Ensuite

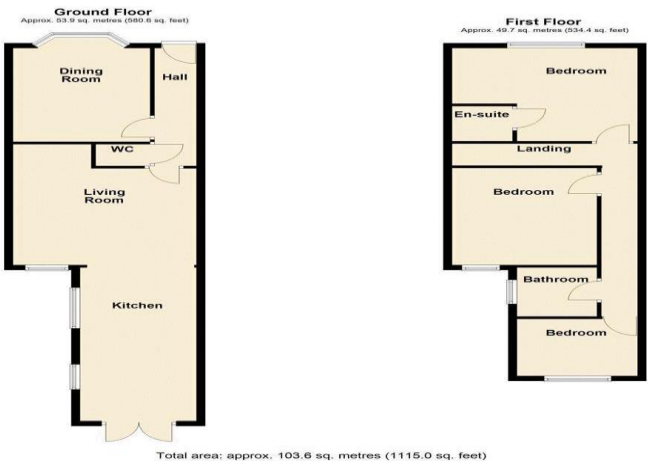
6' 11" x 4' 2" (2.118m x 1.266m)
Fitted with a modern three-piece suite comprising a walk-in shower with glazed screen and Aqua panelled walls, vanity unit with integrated hand wash basin, and low flush WC. Additional features include recessed ceiling lighting, extractor fan, heated towel rail, and wood-effect laminate flooring.

Bedroom Two

12' 9" x 11' 0" (3.896m x 3.357m) max
A generous double bedroom with a uPVC double-glazed rear window, wood-effect laminate flooring, radiator, and a large built-in wardrobe.

Bathroom

6' 6" x 5' 11" (1.971m x 1.815m)
Well appointed with a white three-piece suite including a panelled bath with dual head (rainfall) shower and glazed screen, vanity unit with storage and hand wash basin, and low flush WC. Finished with Aqua panelled walls, tile-effect vinyl flooring, heated towel rail, and uPVC double-glazed side window.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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