



# CROFTS ESTATE AGENTS

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



88 Queen Mary Avenue  
Cleethorpes  
DN35 7SX

Offers in the Region Of  
£189,950

**\*Charming Period Semi-Detached Home\*** Step into the charm of this substantial traditional two-bedroom semi-detached house, boasting an array of period features and elegant character. The spacious lounge features a large walk-in bay, while the separate dining room invites relaxation with French doors leading into a bright conservatory extension. The kitchen dining room provides ample space for family meals, complemented by a ground floor cloakroom. The stunning entrance hall showcases a gallery staircase, setting the tone for the beautifully presented interior. Upstairs, two large bedrooms, a dressing room, and a spacious bathroom with separate shower and corner bath offer comfort and style. Notably, the property can be reconfigured back to a three-bedroom layout if desired. The low-maintenance, south-west facing rear garden features a two-tiered design with slab paving, and benefits from an insulated sun room converted from the garage. Secure parking for two cars is available on the block-paved driveway behind tall timber gates, with additional parking for three cars in the front garden. With no forward chain, this property offers a fantastic opportunity for a swift move. Contact us today to arrange a viewing and make this charming home yours!

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 :

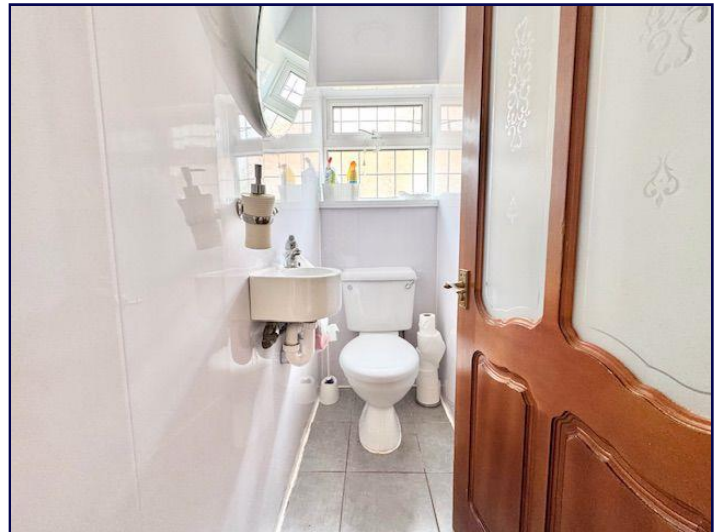
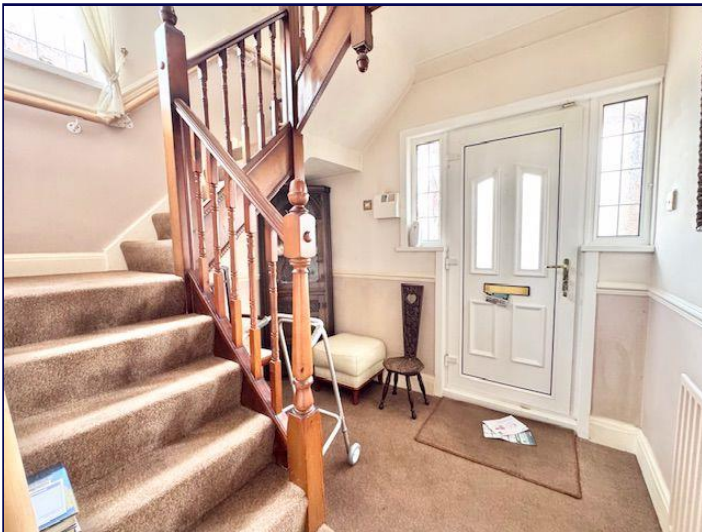
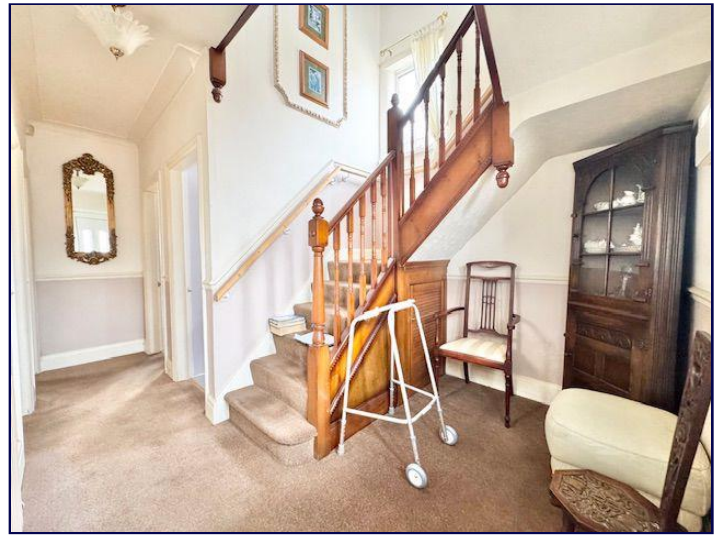
Email: Louth :

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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance hall

7' 10" x 9' 2" (2.38m x 2.79m)

A spacious entrance hall has uPVC frosted door and two windows to the front with two tone neutral decor with dado rail and coving, gallery stairs case to the first floor, ceiling light and radiator.

#### Lounge

11' 11" x 11' 2" (3.63m x 3.41m)

A good sized lounge has walk in uPVC walk in bay window, cream deco to original coving, burnt orange colour carpet, radiator, feature ornate fireplace with gas fire, pendant light and ceiling rose.

#### Dining room

12' 5" x 11' 2" (3.79m x 3.41m)

Another good sized reception room has off white decor to coving, maroon colour carpet, uPVC French doors to the conservatory ceiling rose and light and radiator.

#### Conservatory

12' 3" x 10' 2" (3.73m x 3.10m)

A well proportioned conservatory has brick base with uPVC windows and frosted roof with sliding door to the rear garden. The room has brown carpet, fan light and radiator.

#### Kitchen diner

16' 7" x 9' 1" (5.05m x 2.77m)

A good sized kitchen dining room has room for dining table and chairs for four people with cream wall and base units to two sides of the room with granite effect work top and matching splash backs over. The room has integral electric hob with extractor, eyeliner double oven grill, slimline dishwasher, space for tall fridge freezer and cream sink drainer. There is wood effect vinyl floor, uPVC window to the side with blind, cream vertical radiator, four down lights, ceiling light, uPVC glazed door with blind to the rear and neutral decor with coving.

#### Cloakroom

2' 6" x 5' 10" (0.76m x 1.78m)

A great addition to the ground floor cloakroom which has uPVC frosted window, WC, sink, grey aqua board walls, grey tiled floor and ceiling light.

#### Stairs and landing

A stunning galleried stair case turns 180 degrees in an open space with two uPVC windows and pendant light with ceiling rose. The decor is two tone neutral decor with dado rail and coving, brown carpet and further ceiling light.

**Bedroom One**

11' 11" x 11' 3" (3.62m x 3.43m)

The largest bedroom has walk in uPVC bay window, off white decor to original coivng, burnt orange carpet, ceiling rose and pendant light, radiator and original cast iron fireplace.

**Bedroom Two**

12' 5" x 11' 3" (3.79m x 3.42m)

A second double bedroom has built in wardrobes and draws, brown carpet, cream decor, uPVC window to the rear with blinds, ceiling rose with light and radiator.

**Bedroom 3 / Dressing room**

7' 1" x 5' 8" (2.17m x 1.73m)

Formerly the bathroom, the owners converted this room to a dressing room to suite their needs, so has fitted wardrobes, brown carpet, neutral decor and coving and down lights. Could be easily converted back to a small bedroom.

**Family Bathroom**

8' 11" x 9' 2" (2.72m x 2.80m)

The former third bedroom is now a large bathroom and has a corner bath, separate enclosed shower, WC and sink. The room has cream stone effect vinyl floor, neutral decor, frosted uPVC window with blind, two ceiling roses and pendant light.

**Sun room**

12' 6" x 8' 0" (3.81m x 2.44m)

Converted from the garage and insulate the sun room has french doors to the garden, uPVC window to the rear, grey carpet, neutral decor and two down lights.

**Garage Storage**

2' 9" x 8' 0" (0.83m x 2.44m)

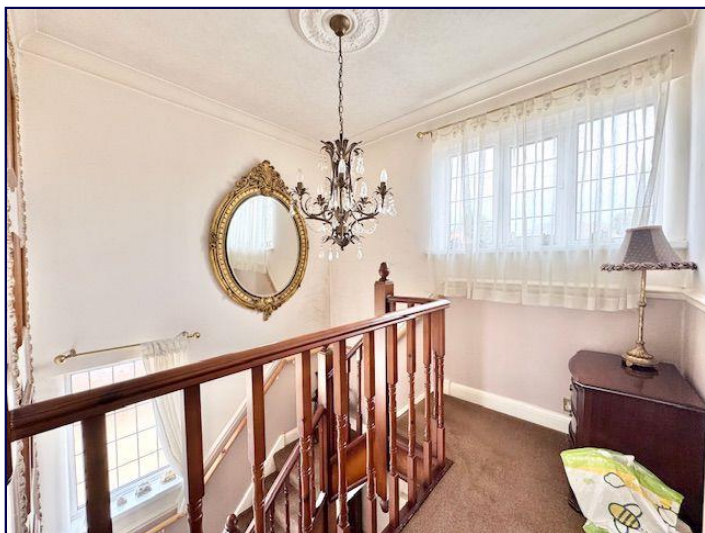
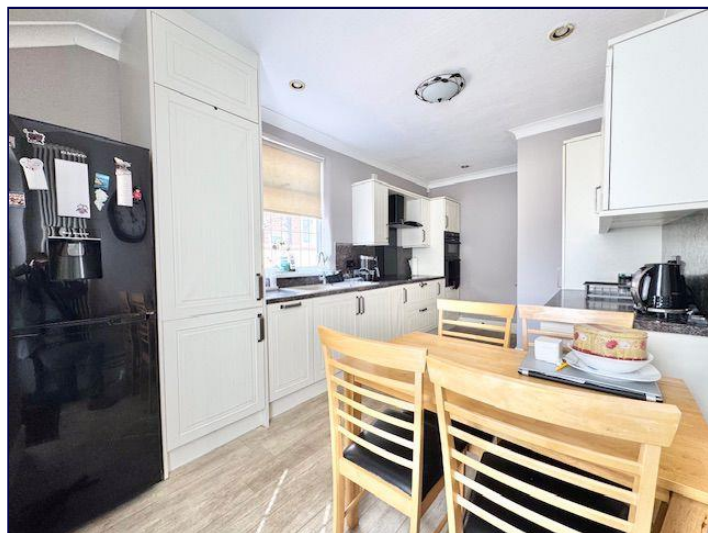
The garage has been converted into a sun room with the remainder remaining as storage with metal door access to the front.

**Front garden**

The entire frontage is laid to block paving with off road parking for approximately three cars with stone border around a maturing tree. The garden has wall boundaries with metal gated driveway access. A tall wooden gate leads to a further block paved driveway for more secure parking.

**Rear garden**

The rear garden is laid to a two tiered low maintenance slab garden with gravel borders. The garden has secure fencing to all sides with the benefit of a sun room. A timber gate leads to the driveway.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

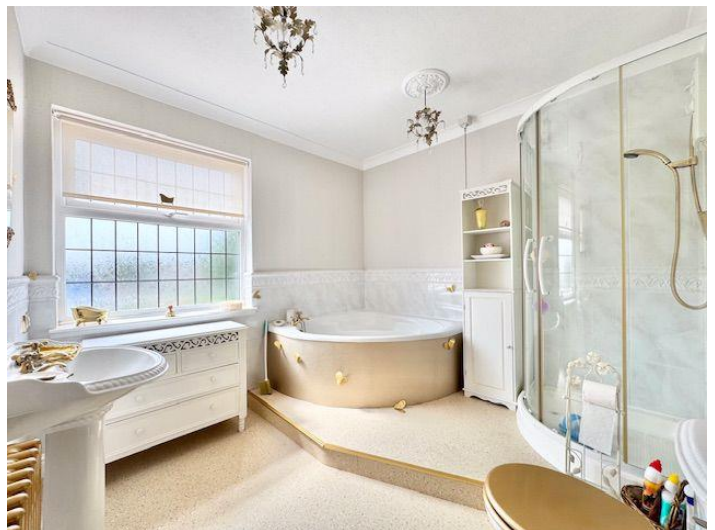
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

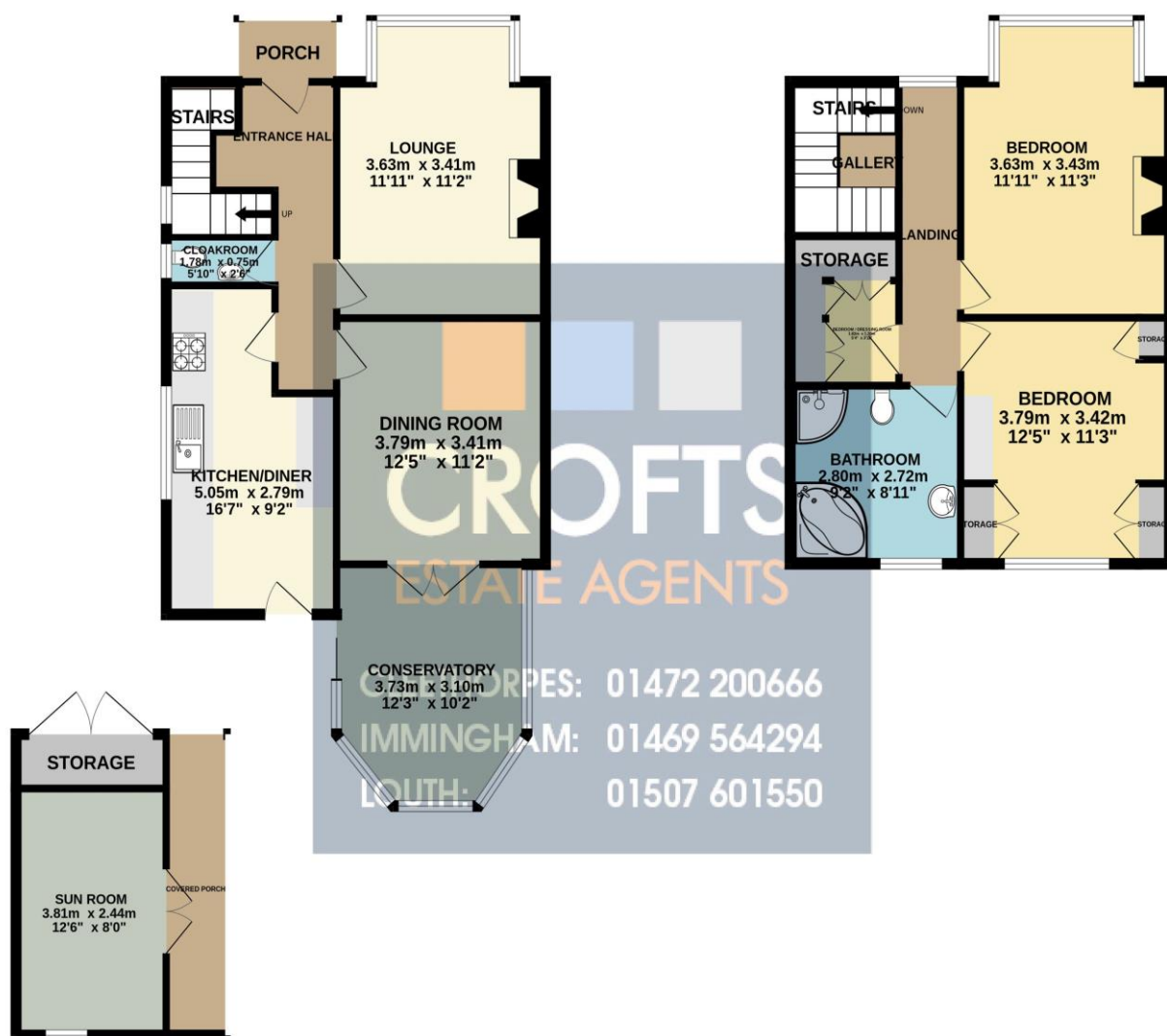




**OPEN 7 DAYS A WEEK**

|                    |                                           |
|--------------------|-------------------------------------------|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am)    |
| Friday             | 9am to 6.00pm                             |
| Saturday           | 9am to 3.00pm                             |
| Sunday             | 11am to 2.00pm (Louth & Immingham closed) |

1ST FLOOR  
47.7 sq.m. (513 sq.ft.) approx.



TOTAL FLOOR AREA : 125.5 sq.m. (1351 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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