



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Ann Grove

Cleethorpes
DN35 9DA

Offers in the Region Of £205,000

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

www.croftsestateagents.co.uk



Property Introduction

Crofts are thrilled to present to the market, with no forward chain, this spacious and versatile FOUR BEDROOM semi-detached dormer bungalow, tucked away in a quiet cul-de-sac within one of the area's most sought-after locations. Occupying a generous corner plot with gardens to three sides, this home offers a rare opportunity for a wide range of buyers – from growing families to downsizers seeking a peaceful retreat. The beautifully sized gardens enjoy the sun throughout the day, while off-road parking to the front adds further convenience. Inside, the property provides a fantastic blank canvas for buyers to add their own style. The accommodation briefly comprises: welcoming entrance hallway, bright lounge, spacious dining kitchen, bathroom, and three well-proportioned bedrooms to the ground floor. A fourth bedroom is found upstairs, offering extra flexibility for family living, guests, or even a home office. Located close to local transport links, well-regarded schools, and everyday amenities, this property combines a prime setting with exciting potential. Early viewing is highly recommended to appreciate the space, setting, and scope on offer. uPVC double glazing and electric heating.

Entrance Hallway

uPVC double glazed entrance door and window to the front elevation. Staircase to the first floor. Electric heater.

Lounge

13' 11" x 10' 8" (4.246m x 3.245m)

Offering two uPVC double glazed windows to the side elevation and a uPVC double glazed window to the front, offering a dual aspect view. Coving to the ceiling. Stone fire surround incorporating an electric fire.

Kitchen/Diner

19' 11" x 18' 8" (6.067m x 5.698m) L shaped max measurements

A lovely sized kitchen diner living space located to the rear of the property. This space is ideal for those looking to place their own stamp and possibly redesign the space. Offering windows to the rear and side elevations, along with rear entry door, the kitchen area offers a range of wall and base units with contrasting roll edged work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Space for a washing machine and tumble dryer. Built in storage cupboard. Economy 7 heater. Economy 7 heater.

Bathroom

9' 10" x 5' 2" (3.001m x 1.587m)

uPVC double glazed window to the rear elevation. The bathroom is fitted with a pedestal wash hand basin, panelled bath with electric shower over and finally a w.c. Built in cupboard. Tiling to the walls.

Bedroom One

15' 4" x 10' 2" (4.664m x 3.103m)

The first of the double bedrooms has a uPVC double glazed window to the side elevation.

Bedroom Two

12' 4" x 11' 5" (3.769m x 3.480m)

The second double bedroom has a uPVC double glazed window to the rear elevation.

Bedroom Three

13' 0" x 8' 5" (3.964m x 2.558m)

Another good sized bedroom to the ground floor and having a uPVC double glazed window. Coving to the ceiling.

First Floor Landing

Small landing providing access to the final bedroom.

Bedroom Four

11' 10" x 11' 6" (3.616m x 3.504m) maximums

uPVC double glazed window to the front elevation. Access to the roof eaves.

Outside

To the front the property has a driveway creating off road parking, along with gravelled area and having established shrubs. The garden then continues around to the large side/rear garden which offers an expanse of lawn, along with mature shrubs, trees and hedgerow. The rear garden benefits from a sunny aspect which gains not only the morning sun but due to its size and orientation gains the sun through the whole day and into the evening creating an ideal garden for those whom like to entertain outdoors.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, 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

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

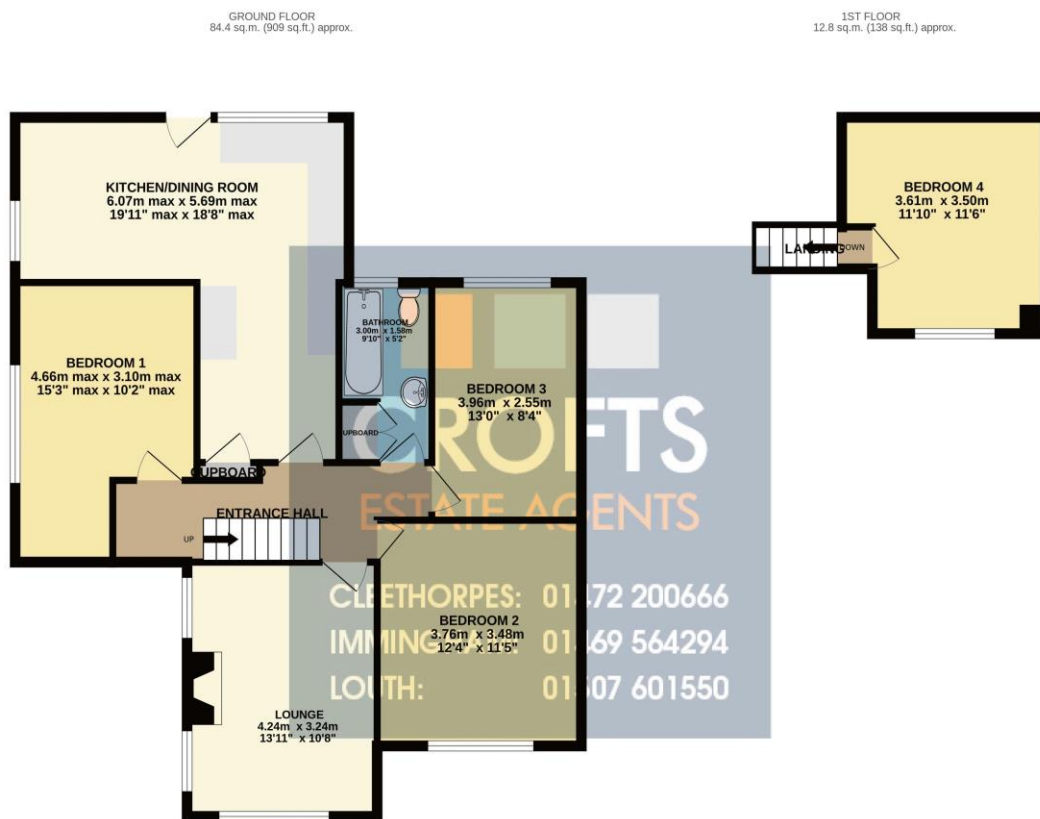
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





TOTAL FLOOR AREA - 97.3 sq.m. (1047 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.

Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.