



# 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



Whites Road

Cleethorpes  
DN35 8RL

Offers in the Region Of £125,000

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 :

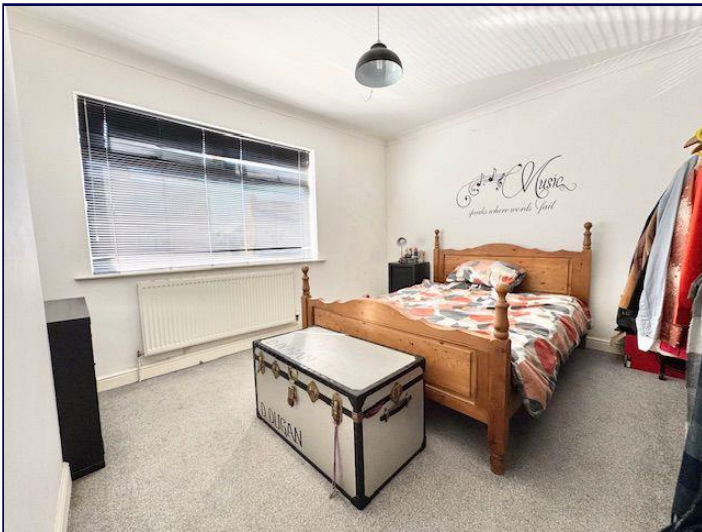
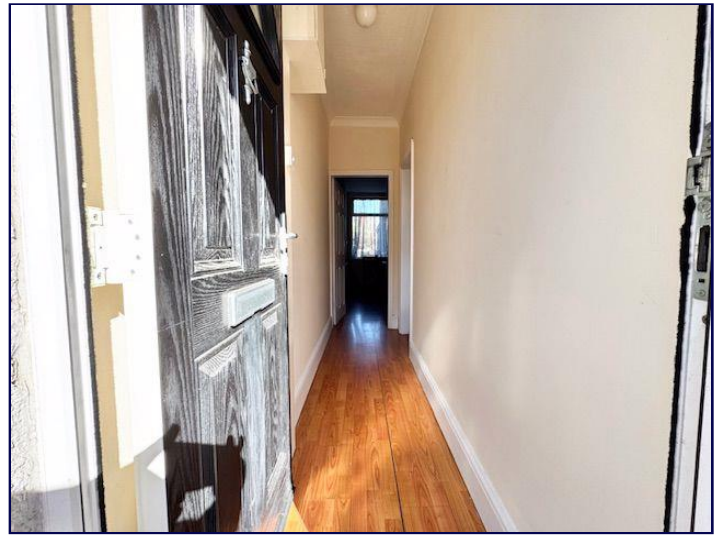
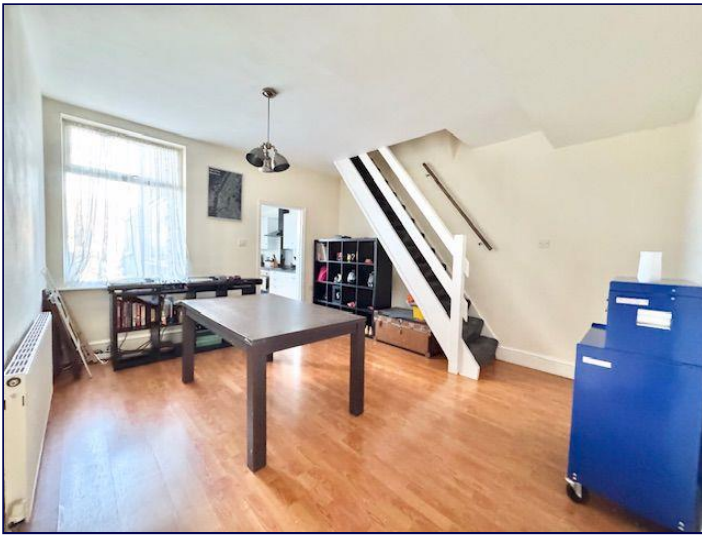
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

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



### Property Introduction

**\*CHARMING THREE-BEDROOM MID TERRACE IN PRIME LOCATION!\*** We are delighted to present this delightful three-bedroom mid-terrace house, perfectly situated close to Cleethorpes centre and its popular amenities, as well as the picturesque promenade. With good kerb appeal, this property boasts a warm and welcoming exterior that sets the tone for the beautifully presented interior. Upon entering, you'll be greeted by the neat entrance hall, which leads to the cosy lounge and spacious dining room, perfect for relaxing and entertaining. The modern matte white kitchen is a stylish and functional hub of the home, while the ground floor bathroom with shower over the bath provides added convenience. The first floor boasts three good-sized bedrooms, offering ample space for family living or rental income. The low-maintenance gardens to the front and rear are a practical bonus, allowing you to enjoy the outdoors without the hassle of extensive upkeep. This property makes an excellent first-time buy or buy-to-let investment opportunity, with rents potentially reaching approximately £750 pcm. Don't miss out on this fantastic chance to own a piece of Cleethorpes – contact us today to arrange a viewing!

### Entrance hall

12' 8" x 2' 11" (3.87m x 0.89m)

With frosted composite front door, wood laminate flooring, cream decor to coving and pendant light.

### Lounge

11' 3" x 9' 5" (3.43m x 2.87m)

A cosy front lounge has uPVC bay window with wooden blinds, white decor with feature wall to coving, grey carpet, pendant light and radiator.

### Dining room

14' 6" x 12' 10" (4.43m x 3.90m)

A large middle room is open plan to the stairs with uPVC window to the rear, wood laminate flooring, cream decor, radiator and pendant light.

### Kitchen

12' 0" x 7' 11" (3.65m x 2.41m)

The galley style kitchen has white matte wall and base units to two side with charcoal work top and sink drainer and splash back returns over. The kitchen has electric hob with extractor over, oven grill, space for mow level fridge and freezer plus washing machine, the room has white decor, uPVC window grey tile effect vinyl floor and ceiling light.

### Lobby

2' 8" x 7' 11" (0.82m x 2.41m)

Small rear lobby with storage cupboard, white decor, uPVC frosted door to the rear garden and grey tile effect vinyl floor and ceiling light.

### Family Bathroom

6' 5" x 6' 11" (1.96m x 2.12m)

The ground floor bathroom has three piece white suite with P-shaped bath, sink and WC, shower over the bath with glass bi-folding screen, white decor, white aqua boarded splash backs, uPVC frosted window, radiator, ceiling light and extractor.

### Stairs and landing

Open plan to the dining room the stairs and landing have grey carpet, cream decor and pendant light.

### Bedroom One

11' 4" x 12' 9" (3.45m x 3.89m)

A large double bedroom is to the front with uPVC window and blind, white decor to coving, grey carpet, radiator and pendant light.

### Bedroom Two

14' 7" x 7' 3" (4.44m x 2.21m)

A good sized second room has white decor to coving, grey carpet, radiator, uPVC window to the rear and pendant light.

### Bedroom Three

11' 11" x 7' 10" (3.64m x 2.40m)

With grey carpet, white decor to coving, uPVC window to the rear, radiator and pendant light,

### Front garden

The front id low maintenance with concrete path and blue slate garden, has low wall to the front and sides with iron railings and iron gate.

### Rear garden

The rear garden is laid to concrete and slab with a raised patio to the corner. The garden has secure wall and fence boundaries with timber gate to the rear alleyway.

### 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

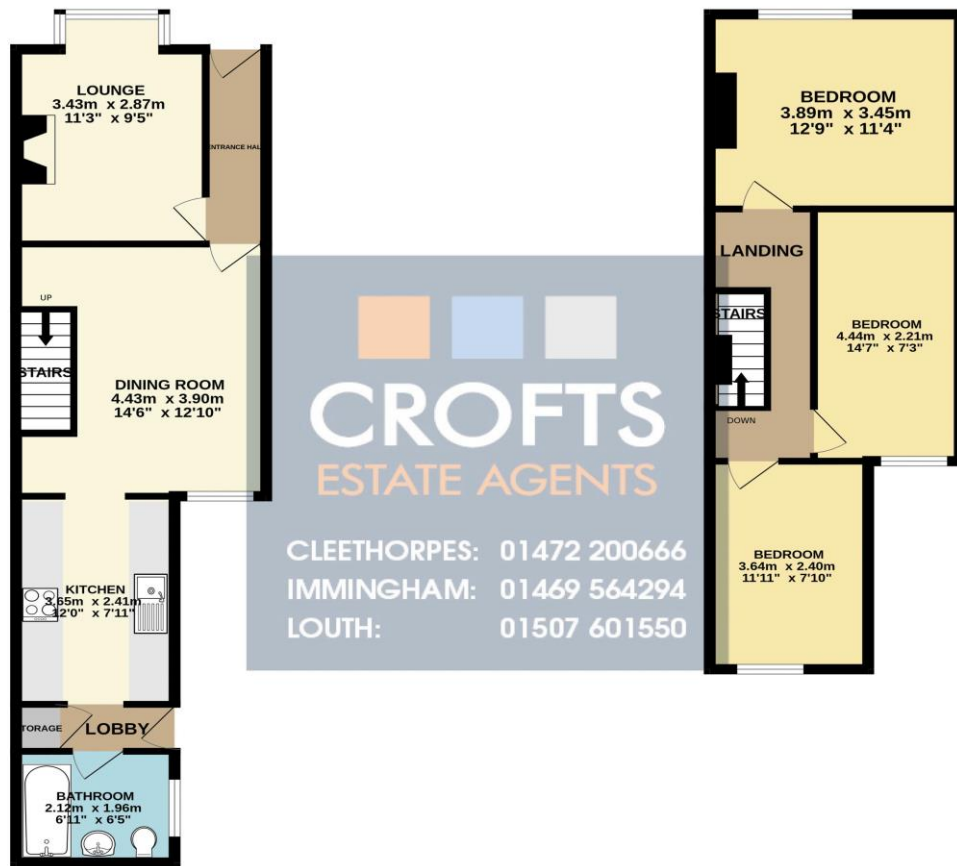
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

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



GROUND FLOOR  
45.6 sq.m. (491 sq.ft.) approx.

1ST FLOOR  
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 83.5 sq.m. (899 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

**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.