



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



Mill Road

Cleethorpes
DN35 8JA

Offers in the Region Of £239,950

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

Situated on Mill Road in Cleethorpes, this spacious semi-detached property is offered for sale with no forward chain, making it an ideal opportunity for families or buyers seeking a smooth move. The home boasts generous living accommodation throughout, featuring a welcoming lounge, a separate dining room, and a well-proportioned kitchen. There is also a ground floor bathroom for added convenience. To the first floor are four double bedrooms, offering plenty of space for a growing family, together with a modern bathroom. The layout provides excellent versatility, allowing for home office or guest room options as desired. Externally, the property enjoys gardens to both the front and rear, with the rear garden being particularly spacious and ideal for outdoor entertaining or family activities. A driveway provides off-road parking for one vehicle, enhancing the practicality of the home. Located close to local schools, shops, and transport links, this property offers a great combination of space, location, and potential. With its larger-than-average layout and no onward chain, this home is ready for new owners to make it their own and enjoy all that Cleethorpes living has to offer.

Entrance Hall

Entering through French doors of the porch reveals a welcoming entrance hall with coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Lounge

13' 2" x 13' 8" (4.02m x 4.16m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place.

Dining Room

13' 2" x 13' 7" (4.02m x 4.13m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place.

Inner Hall

The inner hall has coving to the ceiling, a radiator and original Mosaic tiled flooring.

Bathroom

7' 0" x 8' 1" (2.14m x 2.47m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a corner bath.

Kitchen

13' 11" x 12' 1" (4.23m x 3.69m)

The kitchen has a window to the side elevation and sliding patio doors with a window side to the rear elevation and a tiled floor.

There is also an extensive range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and also a centre Island.

First Floor Landing

The first floor landing has coving to the ceiling and a carpeted floor.

Bedroom One

15' 1" x 12' 3" (4.60m x 3.73m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

13' 2" x 13' 8" (4.01m x 4.16m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a basin.

Bedroom Three

13' 2" x 7' 4" (4.02m x 2.24m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Four

9' 7" x 9' 9" (2.92m x 2.98m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

10' 3" x 9' 1" (3.12m x 2.76m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a WC, basin, bath and a shower cubicle with a mains shower.

Outside

To the front there is a driveway and a tidy front garden space. The rear garden is a great size with a patio area ideal for alfresco dining and although the rear garden currently is a little overgrown, it offers fantastic potential to be a great family space.



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 C: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

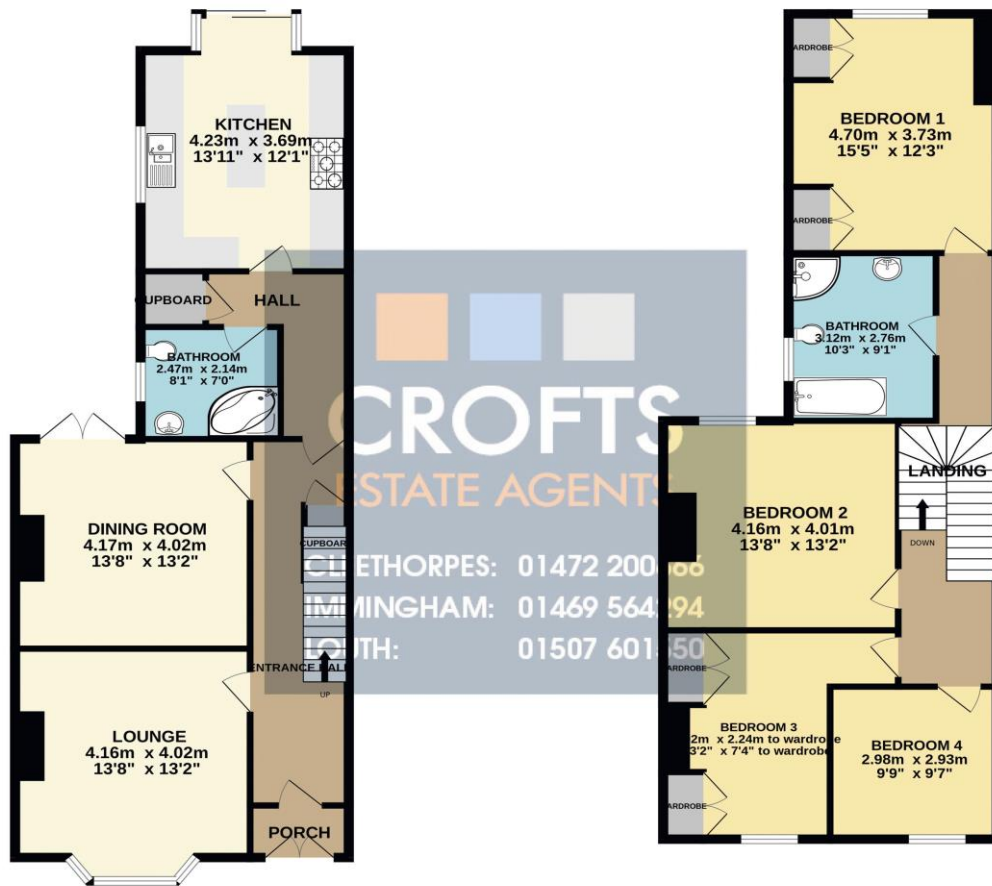
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
75.8 sq.m. (816 sq.ft.) approx.

1ST FLOOR
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA: 150.3 sq.m. (1618 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.