



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



Chichester Road

Cleethorpes
DN35 0JJ

Offers in Excess of £225,000

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

Situated on the ever popular Chichester Road in Cleethorpes with close proximity to Signhills Primary School and two great secondary schools, this detached property is offered to the market with NO FORWARD CHAIN and presents an excellent opportunity for buyers seeking a home to make their own. The ground floor features a bright and spacious lounge, separate dining room, kitchen, useful utility room, and a convenient WC. To the first floor, there are three well-proportioned bedrooms served by a family bathroom, making the property ideal for families or those looking for additional space. The property also benefits from new windows and doors fitted in 2018. Externally, the home is set on a generous plot with gardens to both the front and rear, providing plenty of outdoor space for relaxation or entertaining. A driveway to the front offers off-road parking and leads to a garage for further storage or parking. Well positioned for local schools, shops, and transport links, this property represents a fantastic chance to modernise and create a wonderful family home in a sought-after location.

Entrance Porch

With dual aspect windows to the front and side elevation, a door to the front and also into the property.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There is also under stairs storage and the control panel for an intruder alarm.

Lounge

13' 0" x 10' 11" (3.95m x 3.32m)

The lounge has a dual aspect windows to the front and side elevation and a carpeted floor.

Dining Room

8' 5" x 10' 11" (2.56m x 3.33m)

The dining room has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor.

Kitchen

10' 11" x 10' 4" (3.32m x 3.16m)

The kitchen has a window to the rear elevation, a radiator and carpeted floor tiles. There is also a range of fitted units with a twin drainer and sink.

Utility room

10' 9" x 4' 0" (3.28m x 1.23m)

The utility has a window and door to the side elevation, carpeted floor tiles, combi boiler and plumbing for a washing machine.

WC

3' 3" x 5' 8" (0.99m x 1.72m)

The WC has an opaque window to the side elevation and a WC.

First Floor Landing

With a window to the front elevation as you go up the stairs, access to the loft, a carpeted floor and fitted cupboard.

Bedroom One

11' 4" x 10' 11" (3.46m x 3.33m)

Bedroom one has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Two

10' 2" x 10' 11" (3.11m x 3.33m)

Bedroom two has dual aspect windows to the front and side elevation, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Three

6' 11" x 10' 5" (2.11m x 3.17m)

Bedroom three has a window to rear elevation, a radiator and a carpeted floor. There is also a fitted cupboard.

Bathroom

7' 4" x 5' 6" (2.24m x 1.67m)

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

Garage

15' 11" x 8' 11" (4.85m x 2.73m)

The attached single garage has an up and over door, electric power and lighting. Within the garage are the property's water supply, the electricity consumer unit and smart electricity and gas meters.

Outside

The front garden is screened by a conifer hedge to offer a degree of privacy and there is also a driveway which provides off road parking for two vehicles. With access to the rear garden via the side. The rear garden is enclosed by perimeter fencing with a good sized lawn ideal for a family with plenty of space for children to play or to entertain. The plot also lends itself very well for anyone who may wish to extend the property to the rear in the future.



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 D: 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.

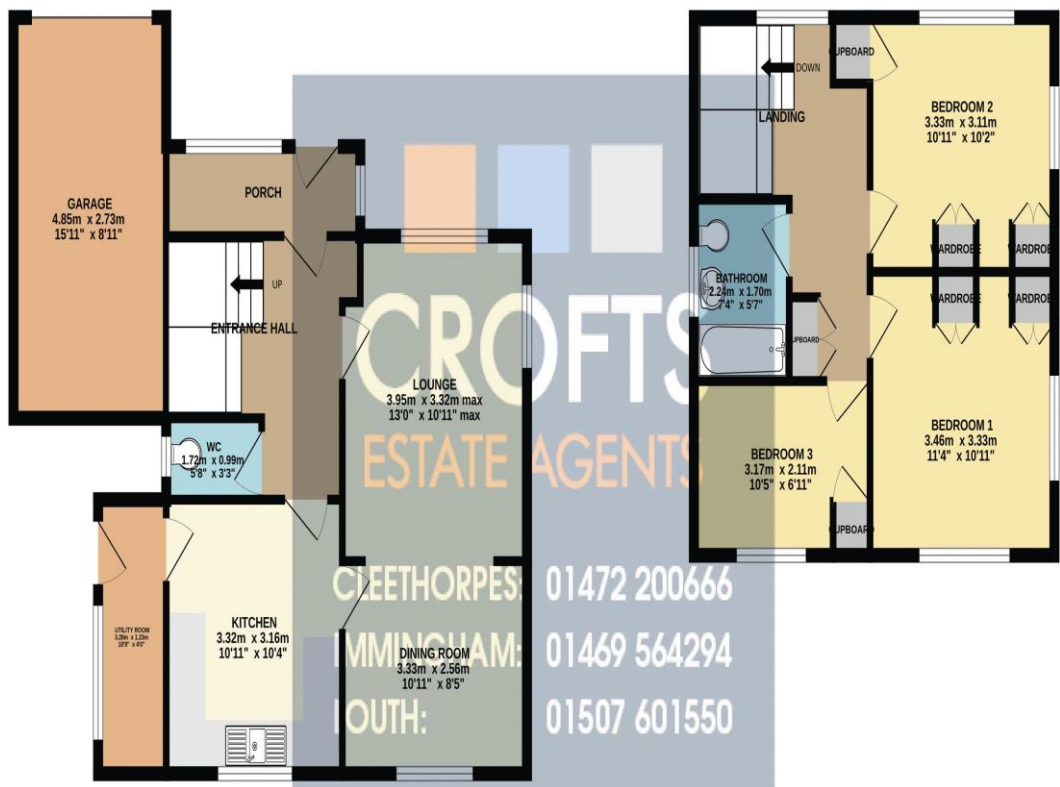
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
63.3 sq.m. (682 sq.ft.) approx.

1ST FLOOR
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1136 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	69 C	80 C
55-68	D		
39-54	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.