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



Grimsby Road

Cleethorpes
DN35 7LH

Offers in the Region Of £214,950

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Property Introduction

Located on Grimsby Road in Cleethorpes, this well-presented semi-detached home offers a great opportunity for buyers seeking a property close to local amenities, transport links, and schools. The ground floor comprises a welcoming lounge to the front, a separate dining room ideal for family meals or entertaining, and a fitted kitchen overlooking the rear garden. To the first floor, there are three bedrooms — two generous doubles and a good-sized single — along with a modern shower room and WC. The layout provides a comfortable and practical living space well-suited to families or first-time buyers. Outside, the property benefits from low-maintenance gardens to both the front and rear, providing attractive and easy-to-manage outdoor areas. A gated driveway offers off-road parking, leading to a detached brick-built garage, perfect for additional storage or workshop use. Situated within easy reach of Cleethorpes town centre, the seafront, and major road links, this home combines convenience with comfort. Viewing is highly recommended to appreciate the potential and location on offer — an excellent opportunity to secure a well-maintained property in this popular area.

Entrance Hall

Entering the property reveals a radiator and vinyl flooring. There is also an under stairs cupboard.

Lounge

11' 10" x 14' 2" (3.61m x 4.32m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and vinyl flooring.

Dining Room

8' 4" x 9' 10" (2.54m x 3.00m)

The dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and vinyl flooring.

Kitchen

10' 3" x 12' 4" (3.13m x 3.77m)

The kitchen has a window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a modern fitted kitchen with plenty of counter space, a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over. There is also a breakfast bar.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

9' 10" x 12' 0" (3.00m x 3.65m)

Bedroom one has a window to the front elevation, elevation, coving to the ceiling, a radiator and laminate flooring. There are also fitted wardrobes.

Bedroom Two

10' 6" x 11' 11" (3.20m x 3.64m)

Bedroom two has a window to the rear elevation, elevation, coving to the ceiling, a radiator and laminate flooring. There are also fitted wardrobes.

Bedroom Three

6' 0" x 8' 3" (1.84m x 2.52m)

Bedroom three has a window to the front elevation, elevation, coving to the ceiling, a radiator and laminate flooring.

Shower Room

5' 1" x 8' 2" (1.55m x 2.49m)

The shower room has an opaque window to the rear elevation, modern wall boarding, a radiator and vinyl flooring. There is also a vanity basin and a walk in shower enclosure with a mains shower.

WC

2' 9" x 5' 5" (0.84m x 1.66m)

The WC has an opaque window to the side elevation, partially tiled walls, a WC and vinyl flooring.

Garage

The garage has double doors to the front elevation, a window to the side and electrics.

Outside

To the front there is a low maintenance garden area with established shrubs, a driveway providing off road parking, all enclosed by perimeter brick walls and a gate. The rear garden is again low maintenance and ideal for alfresco dining.

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>

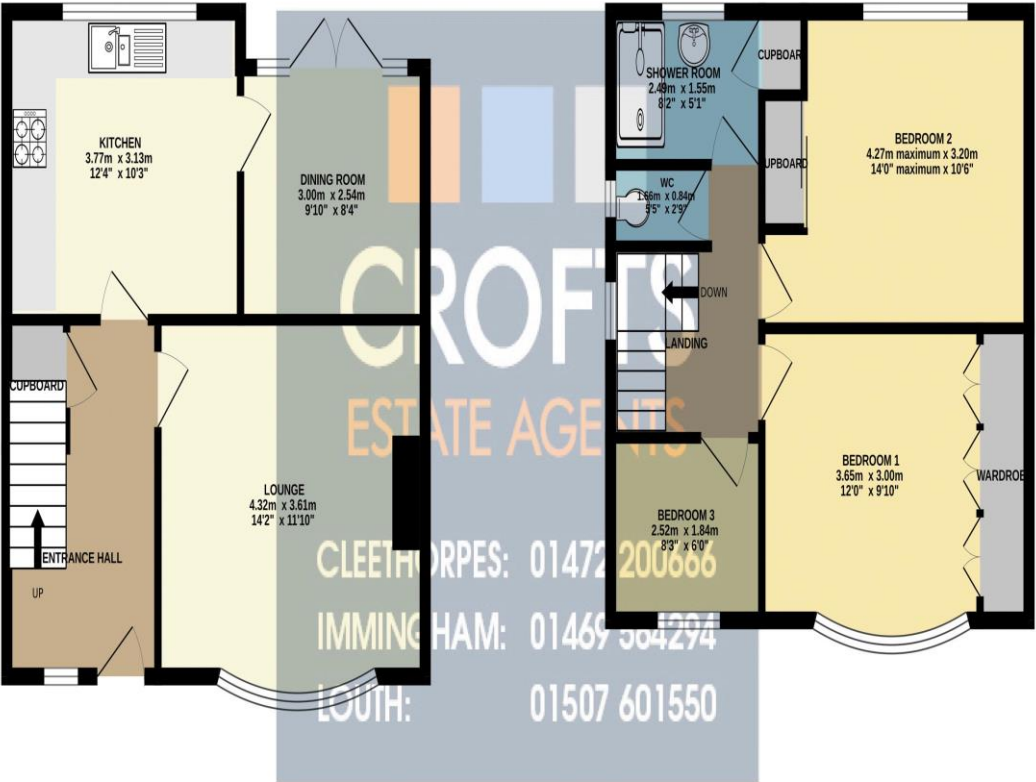
Viewings

Please contact the relevant marketing office, all viewings are



GROUND FLOOR
43.7 sq.m. (470 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (923 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		