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



Westbury Road

Cleethorpes
DN35 0QJ

Offers in the Region Of £200,000

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Property Introduction

Located in a sought-after area of Cleethorpes, this detached three-bedroom bungalow on Westbury Road presents an excellent opportunity for those looking to create their ideal home. Offered for sale with no forward chain, the property is in need of updating, allowing the next owner to put their own stamp on it. The layout comprises a welcoming entrance hall, a spacious lounge filled with natural light, a kitchen with garden views, three well-proportioned bedrooms, and a bathroom. The home offers great potential for modernisation and reconfiguration, subject to the necessary consents. Externally, the property benefits from both front and rear gardens, providing pleasant outdoor space. A gated driveway leads to a detached garage, offering secure parking and additional storage. Situated close to local shops, schools, and bus routes, as well as the amenities of Cleethorpes town centre and seafront, this bungalow offers convenience alongside its potential. With its generous plot and scope for improvement, it's an ideal choice for buyers seeking a project in a prime location. A viewing is highly recommended to appreciate the possibilities this home has to offer.

Entrance Hall

Entering the property reveals a carpeted floor and a built in cupboard.

Lounge

17' 4" x 11' 11" (5.28m x 3.63m)

The lounge has dual aspect windows to the front and rear elevation, two electric storage heaters and a carpeted floor.

Kitchen

11' 4" x 11' 11" (3.45m x 3.63m)

The kitchen has a window to the rear elevation, door to the side elevation and a range of fitted units with a sink and drainer and plumbing for washing machine.

Inner hall

With access to the loft and a carpeted floor.

Bedroom One

11' 5" x 10' 9" (3.48m x 3.27m)

Bedroom one has a window to the rear elevation, an electric storage heater and a carpeted floor.

Bedroom Two

8' 4" x 10' 9" (2.53m x 3.27m)

Bedroom two has a window to the side elevation and a carpeted floor.

Bedroom Three

8' 4" x 6' 11" (2.55m x 2.10m)

Bedroom three has a window to the side elevation and a carpeted floor.

Bathroom

5' 5" x 8' 1" (1.66m x 2.47m)

The bathroom has an opaque window to the side elevation, a WC, basin and a bath with an electric shower over.

Garage

17' 7" x 9' 2" (5.36m x 2.80m)

The garage has an up and over door and a window to the side.

Outside

A gated driveway provides off road parking and access to the front garden. The rear garden and garage are accessed off the driveway and in general this is a nice plot providing a degree of privacy.

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 EXCEPT FOR GAS, 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

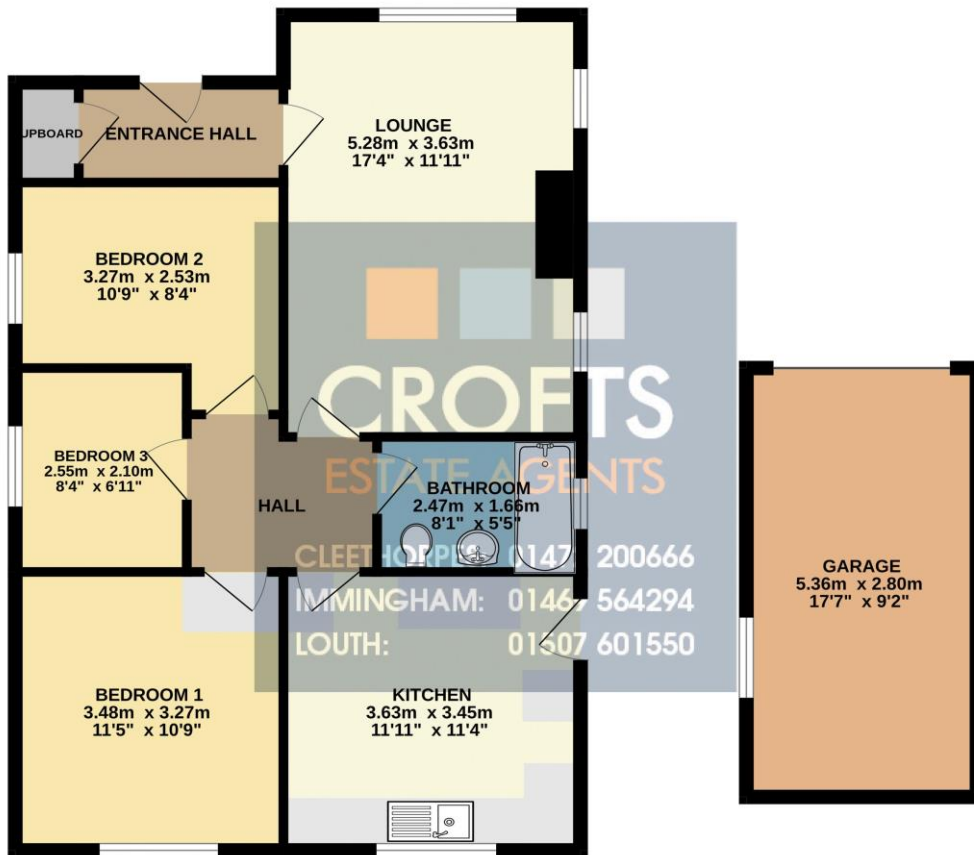
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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
83.6 sq.m. (900 sq.ft.) approx.



TOTAL FLOOR AREA: 83.6 sq.m. (900 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 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		