CROFTS ESTATE AGENTS
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









Wollaston Road

Cleethorpes
DN35 8DX

£135,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk






Property Introduction
Spacious Period Home | Three Double Bedrooms | South-Facing Rear Garden | No Forward Chain Crofts Estate Agents are delighted to offer for sale this spacious and characterful three-bedroom period property, ideally situated on the popular Wollaston Road in Cleethorpes. Offering generous accommodation, attractive period features and an enviable location, this impressive home would make an ideal choice for first-time buyers, families or those looking for additional living space. The property is ideally positioned for a wide range of local amenities, with shops, schools, parks and transport links all close by. Cleethorpes seafront and promenade are also within easy walking distance, making this an excellent location for enjoying everything the coastal town has to offer. Internally, the property is well presented throughout. The ground floor features a welcoming entrance hall leading into an open-plan lounge and dining area, together with a useful sitting room and well-equipped kitchen. A ground floor cloakroom and attractive staircase complete this level. To the first floor is a split-level landing providing access to three generously proportioned double bedrooms, along with a stylish family bathroom incorporating a shower over the bath. Externally, the property benefits from a low-maintenance front garden and a particularly appealing south-facing rear garden, providing an excellent space to relax, entertain and enjoy the sunshine. Offered for sale with No Forward Chain, this spacious period home presents an exciting opportunity for a purchaser looking to secure a well-positioned property close to the seafront and local amenities. Internal viewing is highly recommended.

Entrance Hall

The entrance hall is accessed through a porch and reveals a radiator and a tiled floor.

Lounge/Diner
26' 9" x 11' 6" (8.16m x 3.51m max)
The lounge-diner has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor.

Sitting Room
11' 11" x 9' 2" (3.63m x 2.80m)
With a window to the side elevation, a radiator and vinyl flooring.

Kitchen
16' 0" x 9' 3" (4.87m max x 2.81m max)
The kitchen has dual aspect windows to the side and rear elevation, a door to the side and vinyl flooring. There is also a fitted kitchen with a Belfast sink, plumbing for a washing machine and an electric oven and gas hob.

WC

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

First Floor Landing

The first floor landing has a built in cupboard and a carpeted floor.

Bedroom One
13' 1" x 15' 7" (4.00m x 4.76m)
Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two
13' 3" x 9' 10" (4.03m x 2.99m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three
14' 1" x 9' 3" (4.30m x 2.83m)
Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom
8' 6" x 6' 1" (2.60m x 1.86m)
The bathroom has opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a bath with a mains shower over.

Outside

With gardens to the front and rear.

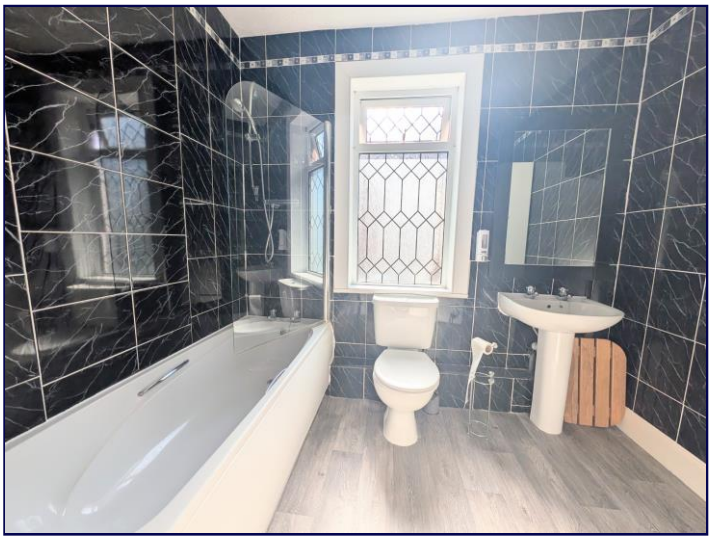
Tenure
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

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

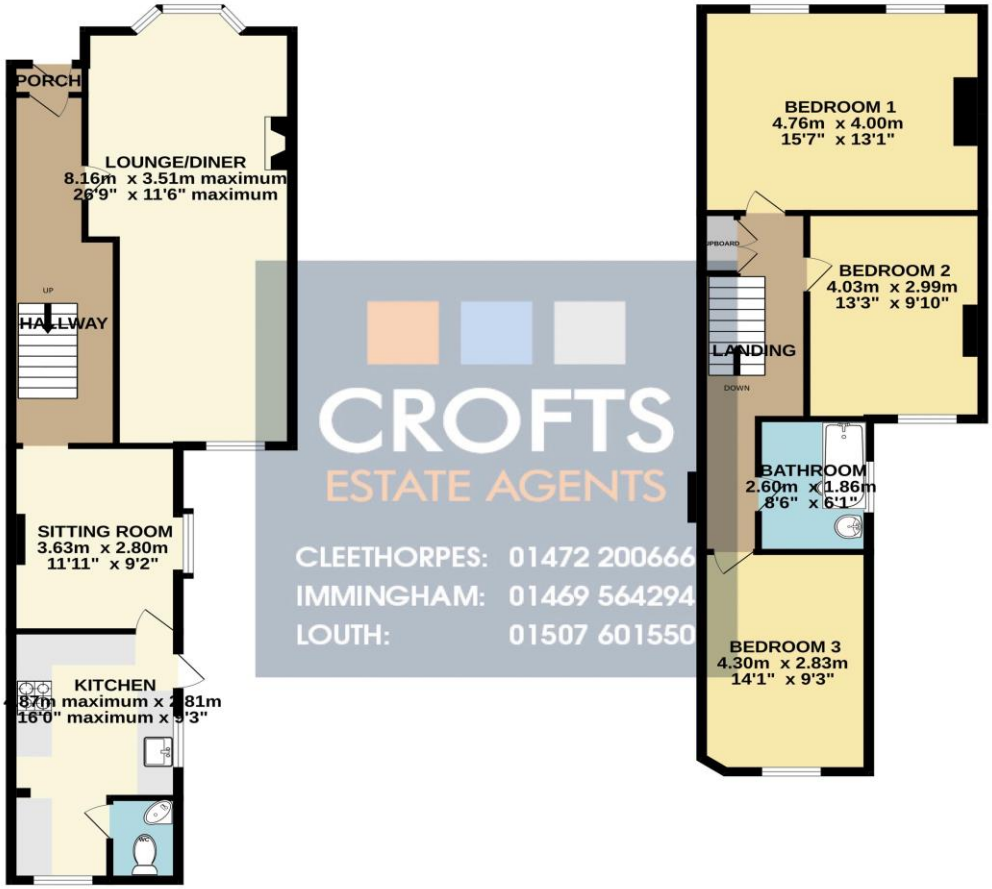
Viewings





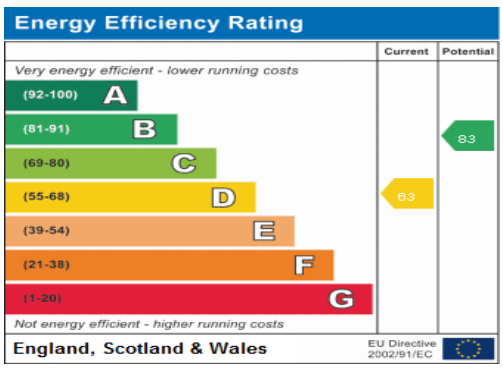
GROUND FLOOR
62.1 sq.m. (669 sq.ft.) approx.

1ST FLOOR
56.8 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 119.0 sq.m. (1281 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 ©2026



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.
MS/SEQ/8768/08.26