



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



Hinkler Street

Cleethorpes
DN35 8PR

£85,000

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 :

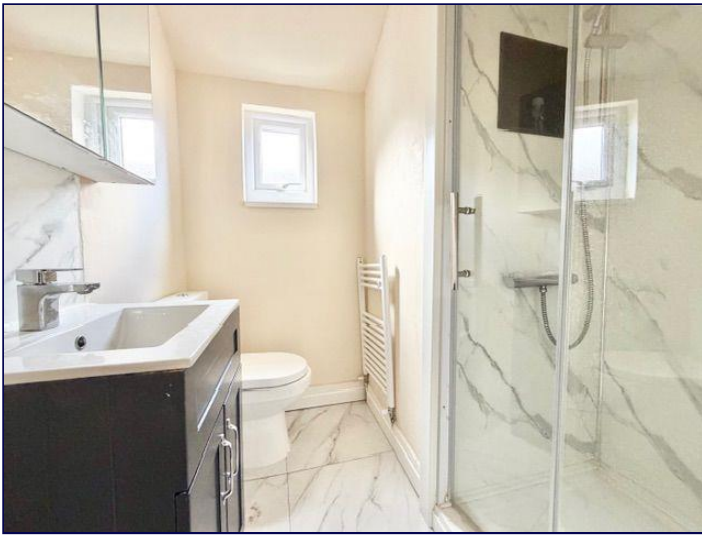
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

This superbly refurbished two-bedroom mid-terrace home presents an outstanding opportunity for both savvy investors and first-time buyers seeking a turnkey property in a prime Cleethorpes location. Tucked away within a quiet and well-regarded cul-de-sac, the property offers a rare combination of peace and convenience, being just a short distance from Cleethorpes town centre, local amenities, and transport links. Offered with no forward chain and vacant possession, this home is ready for immediate occupation or letting, making it an ideal "no hassle" purchase. Internally, the property has been thoughtfully updated to a high standard throughout. The ground floor comprises an inviting entrance porch leading into a well-proportioned lounge, perfect for relaxing or entertaining. To the rear, a spacious kitchen dining room provides a modern and practical space, complemented by a stylish ground floor shower room. Upstairs, the property boasts two generous double bedrooms, both offering ample space and natural light, appealing to both owner-occupiers and tenants alike. Externally, the home benefits from a good-sized rear garden featuring a lawn and patio area—ideal for outdoor enjoyment—along with a useful metal shed for storage. For investors, this property represents a particularly attractive prospect, with potential yields in excess of 9%, underpinned by strong local rental demand. For first-time buyers, it offers a beautifully finished home requiring no additional work—simply move in and enjoy. A fantastic opportunity not to be missed.

Porch

3' 6" x 2' 9" (1.07m x 0.84m)

Small porch area with uPVC frosted door, uPVC window, white decor, foot wipe mat flooring

Lounge

10' 11" x 12' 10" (3.33m x 3.90m)

Good sized lounge with uPVC window to the front, grey carpet, white decor with grey feature wall, pedant light, radiator, under stairs storage and white fire surrounded, black hearth and electric fire.

Lobby to stairs

Grey carpet, green decor.

Kitchen dining room

10' 9" x 13' 0" (3.27m x 3.95m)

The kitchen has cream wall and vase units with wood effect work top and black sink drainer over, the room has wood effect vinyl floor, cream decor to coving, radiator, pedant light, gas hob with extractor, oven grill, space for tall fridge freezer, and washing machine and also space for dining table and chairs. There is a uPVC frosted door and uPVC window to the rear.

Shower room

5' 9" x 6' 0" (1.75m x 1.82m)

The ground floor shower room has enclosed shower with glass door and white marble effect aqua board walls, vanity sink and WC, white marble effect yield floor, cream decor, extractor, ceiling light, uPVC frosted window to the rear and white towel radiator.

Stairs and lanfing

A grey carpet is laid to both with pendant light , cream decor and loft access.

Bedroom One

10' 10" x 12' 11" (3.31m x 3.94m)

The main bedroom has fitted wardrobes to one side, grey carpet, cream decor, uPVC window to the front, radiator and pendant light.

Bedroom Two

10' 7" x 12' 11" (3.23m x 3.94m)

The second double bedroom has cream decor, grey carpet, radiator, pendant light and uPVC window to the rear.

Rear garden

A good sized garden has lawn, concrete patio and path to the bottom of the garden where you will find a slab hard standing with metal shed. The garden has a secure timber fence to all sides with timber gate to the rear alley.

Front garden

The front garden is laid to white chalk stones with new fence to all sides and timber gate. A concrete path leads to the front door.

Tenure

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

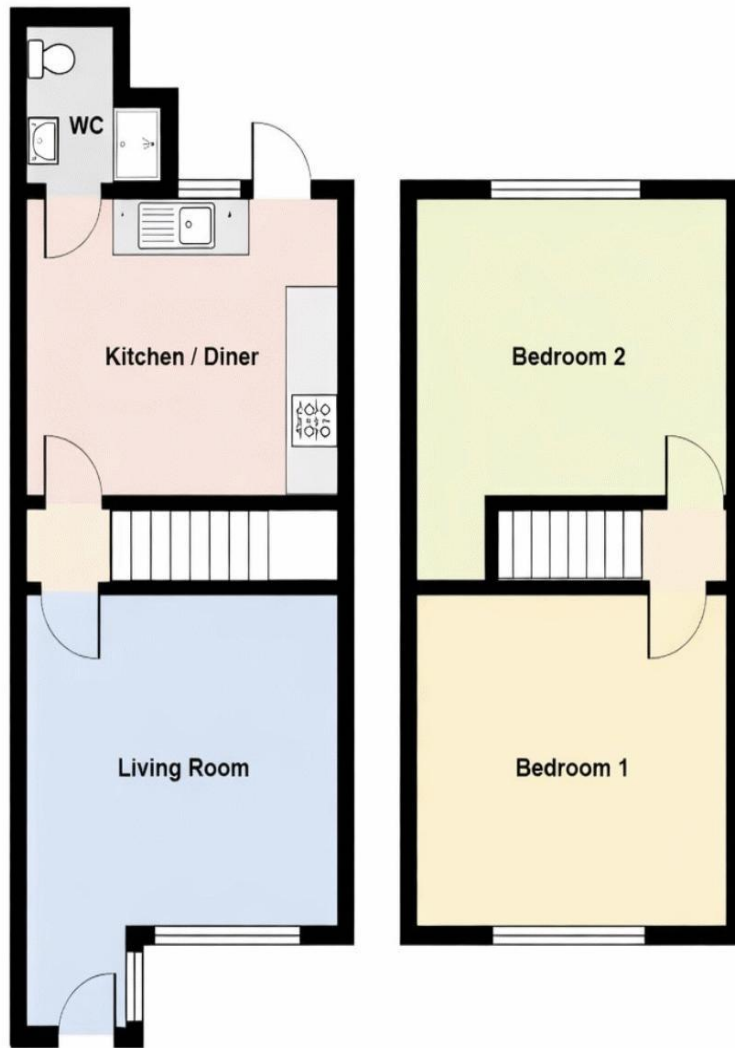
Services

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.





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