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Belvoir Road

Cleethorpes
DN35 0SD

Offers in the Region Of £425,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Property Introduction

****OPEN DAY SUNDAY 12TH JULY 10AM-2PM**NO FORWARD CHAIN** - Situated in a sought-after position on Belvoir Road in Cleethorpes, this substantial detached family residence offers an exceptional blend of space, style and practicality, making it an ideal purchase for growing families seeking a home ready to move straight into. Occupying a generous corner plot, the property is superbly appointed throughout with quality fixtures and fittings evident in every room. The ground floor accommodation is both spacious and versatile, briefly comprising an inviting entrance area, a beautifully presented lounge ideal for relaxing evenings, a separate dining room perfect for entertaining and family gatherings, and a stunning fitted kitchen featuring quality units and ample workspace for modern day living. A convenient ground floor WC completes the accommodation on this level. To the first floor are four well-proportioned bedrooms, offering flexibility for families, home working or guest accommodation. The principal bedroom benefits from a stylish En-suite shower room, whilst the remaining bedrooms are served by a beautifully finished family bathroom fitted with quality sanitary ware. Externally, the property continues to impress. Standing proudly on a corner plot, the home enjoys generous garden spaces providing excellent outdoor areas for children, entertaining and alfresco dining. There is ample off road parking together with a double garage, offering excellent storage and secure parking facilities. This is a rare opportunity to acquire a superb family home in a highly regarded Cleethorpes location, combining substantial accommodation with modern presentation

and outstanding outdoor space. Early viewing is highly recommended to fully appreciate everything this impressive property has to offer.

Entrance

Entering the property reveals an entrance area with two fitted cupboards and a carpeted floor.

Entrance Hall

The entrance hall reveals a window to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

WC

The WC has an opaque window to the side elevation, a radiator, laminate flooring, a WC and basin.

Lounge

The lounge has three windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

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The dining room has French doors to the rear elevation, a radiator and laminate flooring.

Kitchen

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a quality German fitted kitchen with plenty of storage, an NEFF 6 ring gas hob, a blomberg double gas oven and counter space along with a one and a half sink and drainer and a breakfast bar. Branded appliances include a SIX ring gas hob and extractor over and an electric double over.

Utility room

The utility room has a window to the side elevation, door to the rear, laminate flooring and plumbing for a washing machine.

First Floor Landing

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

Bedroom One

Bedroom one has two windows to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

En-suite

The en-suite has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and LVT flooring. There is also a superb suite with a WC, vanity basin and additional fitted storage and a large shower cubicle with an Aqualisa shower.

Bedroom Two

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor.

Family Bathroom

The family bathroom has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and LVT flooring. There is also a four piece suite with a WC, vanity basin, bath and a shower cubicle with a mains shower. There is also a built in cupboard.

Double Garage

With up and over doors, a window and door to the rear and electrics.

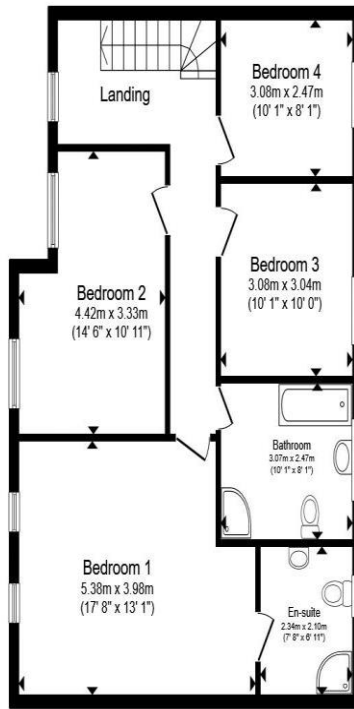
Outside

Standing on a corner plot with a lawn to the front with a path through to the front door. There are also established shrubs. The south facing rear garden is a real treat, another area with a lawn, established shrubs and low maintenance areas along with a superb feature patio area ideal for alfresco dining.

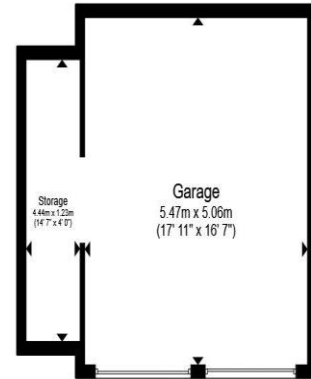




Ground Floor



First Floor



Garage

Total floor area 187.3 m² (2,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		