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



Lindsey Road

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£185,000

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Property Introduction

Two/Three Bedroom Semi-Detached Bungalow – No Onward Chain Crofts are delighted to bring to the market this well-proportioned and versatile two/three bedroom semi-detached bungalow, ideally situated within this highly regarded and sought-after location. Offered for sale with no onward chain, this appealing home provides a convenient layout with excellent potential to suit a variety of buyers. The accommodation briefly comprises an entrance hallway, spacious lounge with the flexibility to be used as an additional bedroom, living/dining room, kitchen, bathroom and two further bedrooms. Outside, the property benefits from front, side and rear gardens, providing plenty of space to enjoy, while a detached brick-built garage to the rear offers useful parking, storage or workshop space. With its flexible accommodation, generous outside space and convenient chain-free position, this is a property not to be missed. Viewing is highly recommended to fully appreciate the potential this lovely bungalow has to offer.

Hallway

Entry door to the side elevation. Central heating radiator.

Living Room

13' 0" x 11' 11" (3.96m x 3.63m)

With uPVC double glazed bay window to the front elevation. Further double glazed window to the side. Coving to the ceiling. Central heating radiator. Gas fire set upon a surround.

Dining Room

14' 1" x 11' 11" (4.28m x 3.63m)

uPVC double glazed bay window to the side elevation. Central heating radiator. Gas fire set upon a surround.

Kitchen

8' 7" x 8' 0" (2.62m x 2.45m)

The kitchen/utility area is a practical space with a tiled floor and fitted white base units beneath a worktop incorporating a sink and drainer. A window with vertical blinds overlooks the side garden, providing natural light, while a white external door offers direct access outside. The room connects conveniently to the main living areas and houses the boiler. Adjoining is a useful pantry/larder cupboard featuring fitted shelving, a marble-effect work surface, and an obscure-glazed window.

Bathroom

8' 0" x 5' 5" (2.45m x 1.65m)

A traditional family bathroom fitted with a cream suite comprising a panelled bath with mixer taps, a pedestal wash-hand basin, and a close-coupled WC. The walls are part-tiled in complementary cream tiles with a decorative floral border, while the upper walls are finished in a soft green. A window with obscure glass provides natural light and privacy.

Bedroom 1

12' 5" x 10' 11" (3.79m x 3.34m)

uPVC double glazed window to the rear. Central heating radiator.

Bedroom 2

12' 1" x 11' 1" (3.68m x 3.39m)

uPVC double glazed window to the front. Central heating radiator.

Outside

Situated on a corner plot, the front is enclosed by wooden fencing and mature hedging, providing a degree of privacy. The rear and side gardens are laid mainly to lawn with established shrubs, borders, and hedging. A pathway leads to the entry door, which is sheltered by a canopy. Outbuildings include a detached brick-built garage with up-and-over door and a useful greenhouse.

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.

<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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

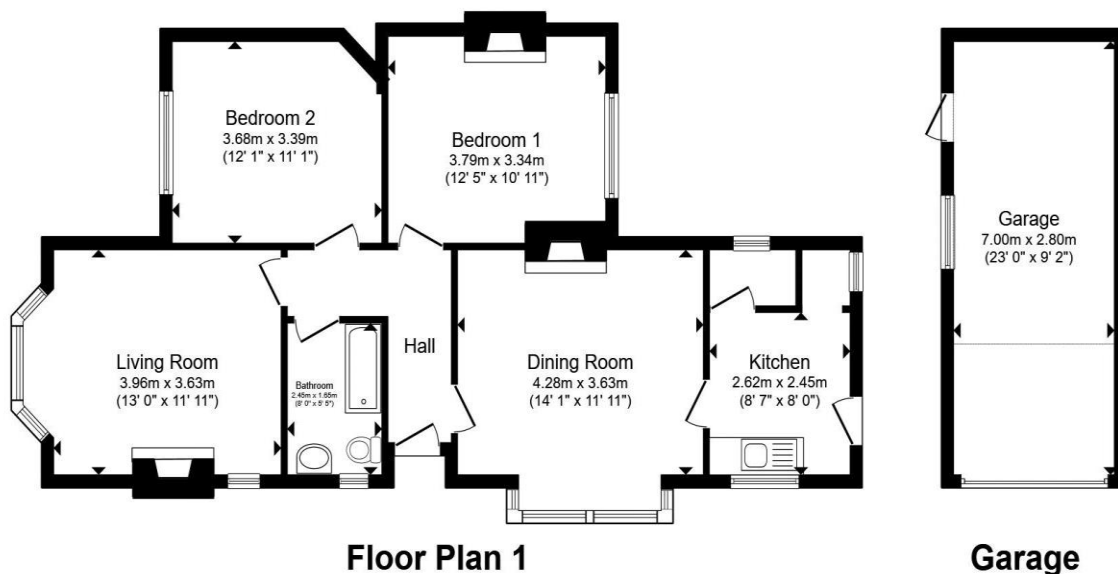
Free Valuations

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.





Total floor area 96.9 m² (1,043 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		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		