



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



William Street

Cleethorpes
DN35 8PT

Offers in the Region Of £149,950

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

NO FORWARD CHAIN *RECENTLY FITTED BOILER* Situated on the popular William Street in Cleethorpes, this well-presented end-of-terrace property offers an excellent opportunity for first-time buyers, families, or investors seeking a home close to the coast and local amenities. The property features a bright and welcoming living room, providing a comfortable space for relaxing or entertaining. The fitted kitchen offers good storage and workspace. Upstairs, the home benefits from well-proportioned bedrooms along with a family bathroom finished to a good standard. Externally, the property enjoys a private rear garden, ideal for outdoor seating, gardening, or family activities. On-street parking is available to the front. William Street is conveniently located within easy reach of local shops, schools, and transport links, while the popular Cleethorpes seafront and promenade are just a short walk away, offering a variety of cafés, restaurants, and leisure facilities. Combining comfort, convenience, and coastal living, this attractive home represents a fantastic opportunity for buyers looking to settle in this sought-after seaside town. Early viewing is highly recommended.

Front

The front garden has a walled boundary, with an iron gated entry to the concrete path leading to the front porch and door. The garden area is low maintenance gravel. A gated, locked passageway provides secure access to the rear garden.

Entrance Hall, stairs and landing

13' 3" x 7' 2" (4.03m x 2.18m)

Freshly painted white walls with a dado rail. Newly fitted grey carpet. Single light pendants to both the hall and landing. uPVC double glazed frosted window to the top of the landing.

Lounge

12' 6" x 11' 10" (3.80m x 3.61m)

Neutral lounge painted white with white woodwork and a soft brown carpet fitted. Modern fire surround with a new Delamere gas fire. Lovely uPVC bay window to the front elevation offering lots of light to the room. White centrally heated radiator and chrome double wall lights.

Dining Room

13' 1" x 11' 10" (4.0m x 3.61m)

Freshly painted white walls and woodwork with a soft brown carpet fitted. uPVC double glazed window to the rear elevation, with a chrome curtain pole fitted above. White centrally heated radiator. Chrome light fitting.

Kitchen

12' 9" x 6' 7" (3.88m x 2.0m)

The kitchen is painted white with white gloss brick effect splash back tiles and grey laminate effect lino floor. The units are painted white with chrome handles with a contrasting grey roll top work surface. There is an integrated oven and 4 ring gas hob, and a housed extractor unit. Stainless steel sink and drainer with a mixer tap. uPVC double glazed window to the rear elevation. A white centrally heated radiator and a fluorescent strip light.

Cleethorpes 01472 200666
 Immingham 01469 564294
 Louth 01507 601550

www.facebook.com/croftsestateagents

facebook

Downstairs W/C

3' 11" x 4' 5" (1.20m x 1.34m)

Half white painted walls and ceiling, with tiles to the lower half. Cream floor tiles. White low flush W/C. uPVC double glazed frosted window to the rear elevation. Wall-mounted electric panel heater. IP rated light fitted to the wall above the door. The WC is accessed from the kitchen through the lobby/back porch where the recently fitted boiler resides.

Bedroom 1

11' 2" x 10' 4" (3.41m x 3.15m)

Freshly painted white walls and woodwork. Beige carpet fitted. uPVC double glazed window to the front elevation, with a black curtain pole fitted above. White centrally heated radiator, black wall lights and a black light fitting are present. Furnished with fitted wardrobes.

Bedroom 2

13' 1" x 10' 4" (4.0m x 3.15m)

White painted walls and woodwork, new grey carpet fitted. uPVC double glazed window to the rear elevation. White centrally heated radiator and a single light pendant. There is also a built in cupboard housing the hot water tank plus fitted wardrobes with a dressing table feature.

Bedroom 3

9' 5" x 8' 1" (2.88m x 2.46m)

White painted walls and woodwork with a beige patterned carpet. uPVC double glazed window to the rear elevation with a chrome curtain pole fitted. White centrally heated radiator and a single light pendant is present.

Bathroom

6' 5" x 7' 6" (1.95m x 2.28m)

The walls are fully tiled and the floor covering is lino. White three piece bathroom suite, with chrome taps and electric shower fitted above the bath. Mirrored vanity unit above the bathroom sink. uPVC double glazed frosted window to the front elevation. Heated chrome towel radiator. IP rated light.

Rear Garden

The rear garden is presented to a good standard with a patio area, ideal for garden furniture. The main part of the garden is laid with artificial grass, with a boarder of shrubs. There is a timber shed with electric, secure quality six foot fencing to all sides with gated access to side locked alleyway.

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 A: 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.

The photos were taken before the tenant's moved into the property

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
44.4 sq.m. (478 sq.ft.) approx.

1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 86.0 sq.m. (926 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 ©2025.

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.