



# CROFTS ESTATE AGENTS

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



Windsor Road

CLEETHORPES  
DN35 9LL

Offers in the Region Of £185,000

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### Property Introduction

Crofts Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached home, situated on the ever-popular Windsor Road in Cleethorpes. Offering generous and versatile accommodation throughout, this property is perfectly suited to families looking for a home within easy reach of local schools, amenities and the seafront. The accommodation begins with a welcoming entrance hall leading into a bright and comfortable lounge, an ideal space to relax with family or entertain guests. To the rear of the property is a well-proportioned kitchen-diner, providing ample room for both cooking and dining, making it the true heart of the home. The kitchen flows into a conservatory which enjoys pleasant views over the rear garden and offers an additional reception area for year-round enjoyment. Completing the ground floor is a versatile sitting room, ideal as a family room, playroom, home office or snug. To the first floor are three well-sized bedrooms, all offering comfortable accommodation, together with a family bathroom fitted to meet the needs of modern family living. Outside, the property benefits from attractive gardens to both the front and rear. The enclosed rear garden provides a safe and private space for children to play or for outdoor entertaining during the warmer months. To the front, a block-paved driveway offers convenient off-road parking for multiple vehicles. Located in one of Cleethorpes' most sought-after residential areas, the property enjoys excellent access to local shops, schools, parks and transport links, while the beach and promenade are just a short distance away. Early viewing is highly recommended to appreciate the space and potential this fantastic family home has to offer.

### Entrance hall

0' 0" x 0' 0" (0m x 0m)

The entrance hall reveals a radiator and laminate flooring.

### Lounge

10' 8" x 13' 5" (3.26m x 4.08m)

The lounge has a bay window to the front elevation, a radiator and a carpeted floor.

### Kitchen-Diner

10' 8" x 10' 10" (3.26m x 3.31m)

The kitchen-diner has a window and French doors to the rear elevation, two radiators and both vinyl and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric double oven and gas hob with an extractor over.

### Dining room

10' 9" x 9' 7" (3.28m x 2.92m)

The dining room has uPVC French doors to the conservatory with white laminate flooring, white decor, radiator, gas fire and pendant light.

### Conservatory

10' 8" x 8' 3" (3.24m x 2.51m)

The conservatory has French doors to the rear elevation, tri elevation windows and a tiled floor.

**Sitting Room**

17' 9" x 6' 6" (5.40m x 1.98m)

The sitting room has French doors to the side elevation, a tiled floor and a window to the rear.

**Stairs and Landing**

With access to the loft, a carpeted floor and built in cupboard.

**Bedroom One**

10' 8" x 13' 4" (3.26m x 4.06m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

**Bedroom Two**

9' 7" x 11' 8" (2.91m x 3.55m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring. There is also a built in cupboard.

**Bedroom Three**

10' 9" x 7' 2" (3.27m x 2.19m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

**Bathroom**

6' 2" x 8' 11" (1.87m x 2.71m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and both tiled walls and flooring. There is also a WC, basin and a P shaped bath with a glass screen and mains shower.

**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**

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](http://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.

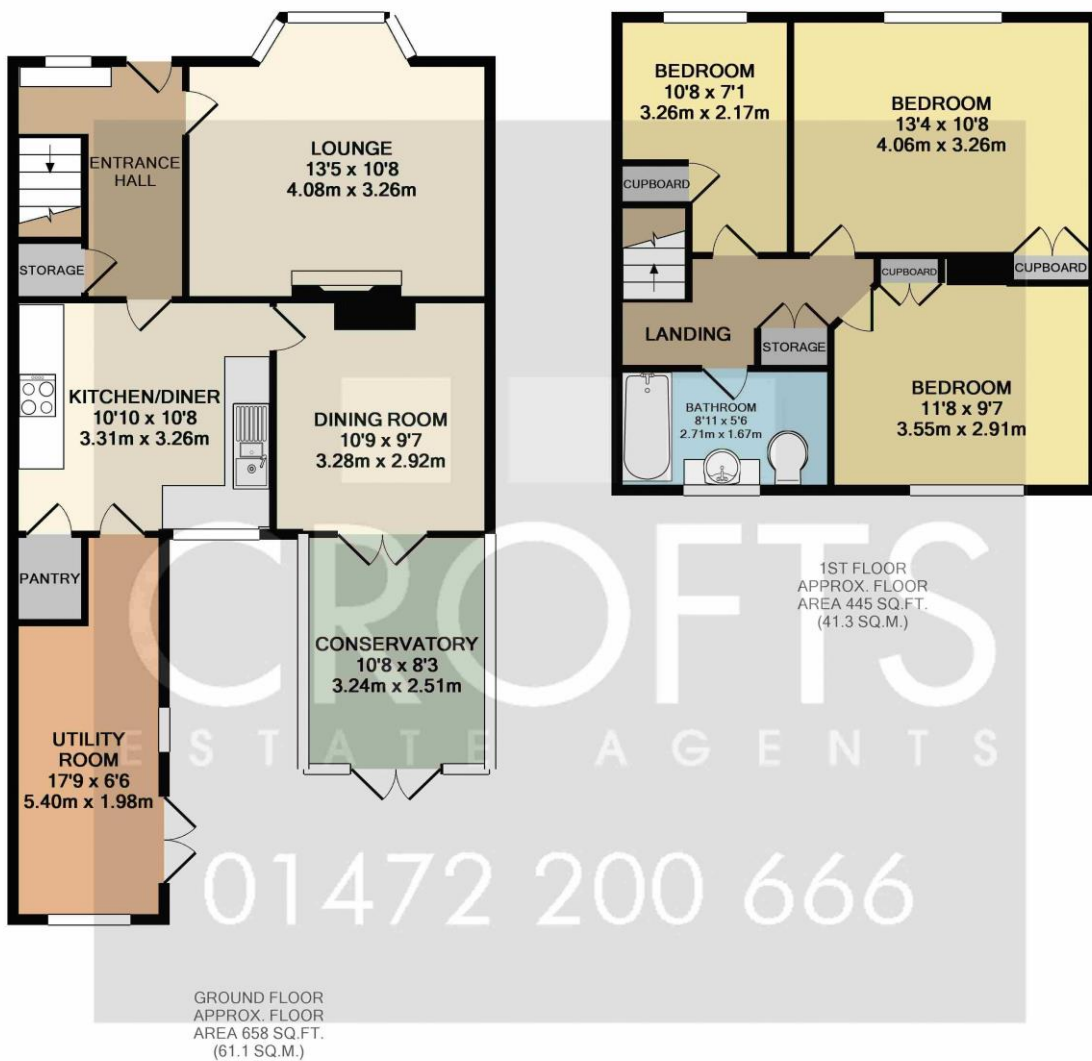
**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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 APPROX. FLOOR AREA 1103 SQ.FT. (102.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |