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



Rowston Street

Cleethorpes
DN35 8QT

Offers in the Region Of £120,000

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Property Introduction
Three-Bedroom Family Home in the Heart of Cleethorpes

Crofts are delighted to present this extended family home, thoughtfully redesigned to include a stylish loft conversion. Perfect for a young couple eager to enjoy the vibrant bars and cafés of Cleethorpes, or for a growing family looking for a relaxed coastal lifestyle, this property truly offers something for everyone. The home features a Howdens kitchen, which opens out onto a courtyard-style rear garden—ideal for entertaining or quiet evenings outdoors. All internal doors are fire-rated for added safety and peace of mind. Inside, the property briefly comprises an entrance hallway, lounge, sitting room and a well proportioned kitchen/diner. Upstairs, there are three well-proportioned bedrooms over two floors and a family bathroom along with walk in boiler/store room, offering a layout designed for modern living. Offered for sale with no forward chain the property benefits from majority double glazing and gas central heating. Front and low maintenance rear garden.

Entrance hallway
 13' 5" x 2' 11" (4.09m x .88m)
 Offering solid uPVC entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Lounge
 10' 10" x 10' 8" (3.31m x 3.25m)
 A good sized room to the front of the property, with large uPVC window to the front elevation. It has a living flame gas fire place with stone surround, on each side of the fire place you will find floor to ceiling shelving. With beech effect flooring, white skirting and coving, textured ceiling and rose. Central heating radiator.

Sitting or Dining Room
 14' 1" x 10' 10" (4.29m x 3.30m)
 A versatile space offering a single glazed window to the rear elevation. Central heating radiator. Understairs storage.

Dining Kitchen
 20' 8" x 8' 4" (6.30m x 2.53m)
 At the rear of the house, lies the open plan kitchen/dining area, the kitchen was originally from Howdens. The kitchen offers a good range of fitted wall and base units with block wood work tops. Featuring integrated dishwasher, oven and grill there is a gas hob and extractor fan. There is plumbing for a washing machine and an integrated dishwasher. The sink is half sink half drainer which is made from composite granite, with bold red tiled splash backs.

There is a central heating radiator, uPVC windows and French doors which lead to the rear garden. Plumbing and space for a washing machine and dryer. Space to accommodate an American styled fridge freezer.

First Floor Landing

The landing offers extra storage to be found under the stairs which lead to the loft conversion. Central heating radiator.

Bathroom

11' 8" x 8' 3" (3.56m x 2.52m)

Found at the rear of the property with uPVC window and radiator, it has wood effect flooring. This large bathroom, boasts a three piece white bathroom suite with Triton thermostatic mixer shower over the P shaped shower bath with screen, wash basin and w.c. Splashback tiling. There is a large walk in airing/storage cupboard with a combi boiler.

Bedroom One

14' 1" x 10' 10" (4.29m x 3.31m)

To the front of the property, the room has a uPVC window and a central heating radiator.

Bedroom Three

7' 11" x 7' 9" (2.42m x 2.37m)

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

Bedroom Two (Loft Conversion)

12' 10" x 11' 5" (3.90m x 3.48m)

Found in the loft space, it boasts eaves storage to both sides which run the length of the room. Two skylights. Central heating radiator.

Outside

The property offers low maintenance gardens to the front and rear elevations. The enclosed rear courtyard style garden is fenced on two sides with a wall to the rear, there is artificial grass and a paved area which runs down the side of house.

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 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

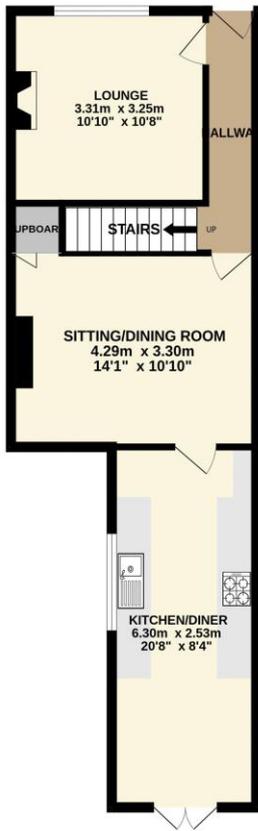
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

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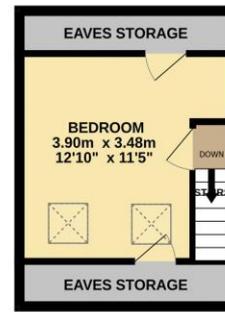
GROUND FLOOR
47.9 sq.m. (515 sq.ft.) approx.



1ST FLOOR
41.0 sq.m. (442 sq.ft.) approx.



2ND FLOOR
19.2 sq.m. (207 sq.ft.) approx.



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TOTAL FLOOR AREA: 108.1 sq.m. (1164 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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