



# CROFTS ESTATE AGENTS

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



Mill Road

Cleethorpes  
DN35 8JA

Offers in the Region Of £234,950

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on Mill Road in Cleethorpes, just a 2-minute walk from St Peter's Avenue with its shops, cafés and amenities, and only a 5-minute stroll to the seafront, this spacious semi-detached home, with many Victorian features, is offered for sale with no forward chain. The property provides generous and versatile accommodation, ideal for growing families or those seeking flexible living space. Of particular note is the additional ground floor 2nd reception room/dining room/home office, currently used as a bedroom, offering excellent potential as a fifth double bedroom, especially with the benefit of a nearby downstairs bathroom — ideal for guests or multi-generational living. The kitchen is well-proportioned and features an extensive range of fitted units, a central island, and sliding patio doors opening onto the garden, creating a bright and sociable space for everyday living. Ample downstairs storage is provided under the stairs and in the boiler room. Upstairs, there are four well-sized double bedrooms, including a spacious principal bedroom with fitted wardrobes, along with a family bathroom featuring both a bath and separate shower. Externally, the property benefits from a private driveway providing off-road parking, and a generously sized rear garden with rear and side patio areas. While the rear garden is currently a little overgrown, it offers fantastic potential to create a wonderful outdoor family space. Further benefits include a recently installed new boiler, providing added peace of mind for prospective buyers.

### Entrance Hall

Entering through French doors of the porch reveals a welcoming entrance hall with coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Lounge

13' 2" x 13' 8" (4.02m x 4.16m)

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

### Dining Room

13' 2" x 13' 7" (4.02m x 4.13m)

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place.

### Inner Hall

The inner hall has coving to the ceiling, a radiator and original Mosaic tiled flooring.

### Bathroom

7' 0" x 8' 1" (2.14m x 2.47m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a corner bath.

### Kitchen

13' 11" x 12' 1" (4.23m x 3.69m)

The kitchen has a window to the side elevation and sliding patio doors with a window side to the rear elevation and a tiled floor. There is also an extensive range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and also a centre Island.

### First Floor Landing

The first floor landing has coving to the ceiling and a carpeted floor.

### Bedroom One

15' 1" x 12' 3" (4.60m x 3.73m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Two

13' 2" x 13' 8" (4.01m x 4.16m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a basin.

### Bedroom Three

13' 2" x 7' 4" (4.02m x 2.24m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Four

9' 7" x 9' 9" (2.92m x 2.98m)

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

### Bathroom

10' 3" x 9' 1" (3.12m x 2.76m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a WC, basin, bath and a shower cubicle with a mains shower.

### Outside

To the front there is a driveway and a tidy front garden space. The rear garden is a great size with a patio area ideal for alfresco dining and although the rear garden currently is a little overgrown, it offers fantastic potential to be a great family space.

### 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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](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.

### 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.

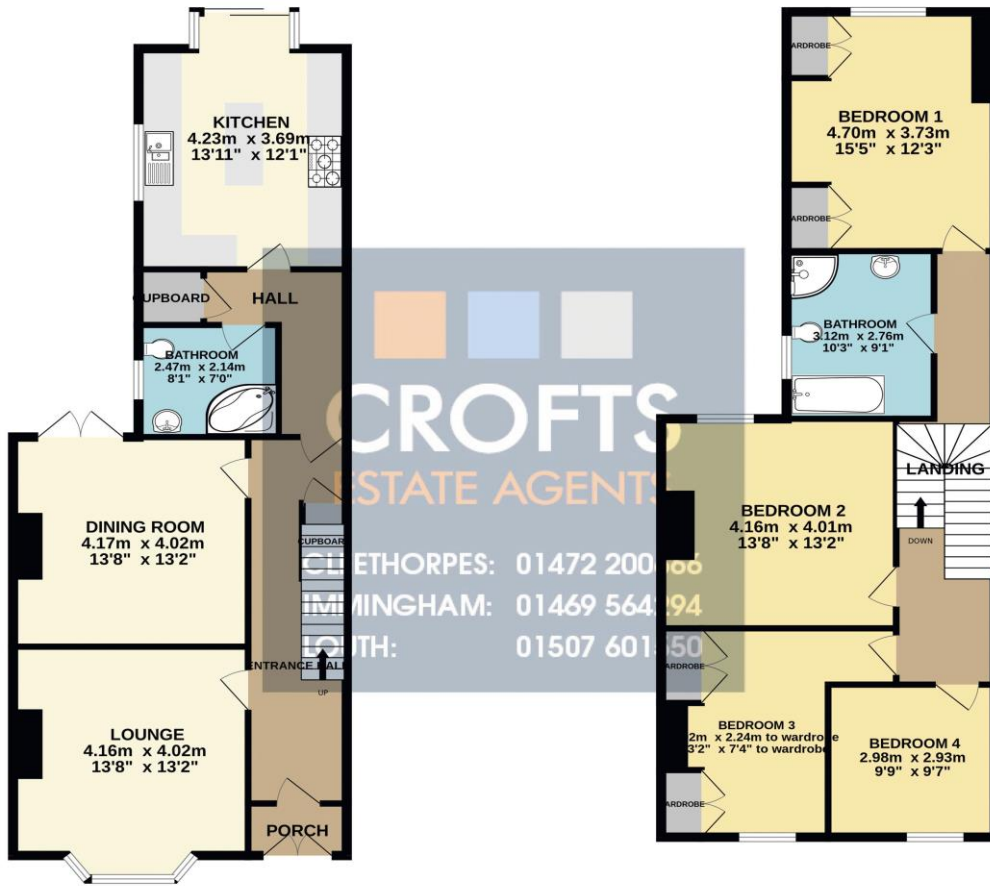
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
75.8 sq.m. (816 sq.ft.) approx.

1ST FLOOR  
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA: 150.3 sq.m. (1618 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	68 D	
39-54	E		
21-38	F		
1-20	G		

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