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Ashby Road

Cleethorpes
DN35 9PG

Offers in the Region Of £190,000

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Property Introduction

Situated in one of Cleethorpes' most sought-after residential locations, just off Middlethorpe Road and within easy walking distance of local shops, amenities and excellent schooling, this superb three bedroom semi-detached dormer bungalow is offered to the market with NO FORWARD CHAIN. Lovingly owned by the same family since it was built in 1971, this well-maintained home has been thoughtfully extended and modernised over the years to create spacious and versatile accommodation, making it ideal for growing families, downsizers seeking extra space, or anyone looking for a move-in-ready home in a prime location. The accommodation begins with a welcoming entrance hallway featuring a staircase to the first floor. The generous lounge provides a comfortable living space, centred around an attractive feature brick fireplace. To the rear of the property is a spacious open-plan dining kitchen, fitted with a range of cream shaker-style units, built-in appliances and ample room for family dining and entertaining. The ground floor also benefits from a well-proportioned family bathroom, while the first floor offers three excellent double bedrooms, providing plenty of space for family members, guests or home working. Externally, the property enjoys attractive and well-established gardens to both the front and rear. A resin-bonded driveway provides ample off-road parking and leads to a detached garage. The delightful west-facing rear garden is a particular highlight, enjoying sunshine throughout the afternoon and evening, with a patio seating area, charming gazebo and an attractive water feature creating the perfect setting for

relaxing or entertaining during the warmer months. Properties in this location are always in demand, and with spacious accommodation, beautiful gardens and no onward chain, early viewing is highly recommended.

Entrance Porch

Located to the side of the property there is a canopied entrance porch with a uPVC double glazed front door opening into the reception hallway.

Hallway

A spacious and inviting hallway with staircase rising to the first floor and access to the principal ground floor accommodation.

Lounge

15' 11" x 12' 11" (4.85m x 3.94m)

A beautifully presented dual-aspect living room flooded with natural light, featuring an attractive exposed brick fireplace housing a gas fire, creating a cosy focal point for this superb family space.

Kitchen/Diner

19' 6" x 9' 9" (5.94m x 2.97m)

The heart of the home, this impressive dining kitchen is fitted with an extensive range of attractive cream Shaker-style cabinets complemented by quality integrated appliances and generous work surface space. The open-plan dining area provides the perfect setting for family meals and entertaining guests.

Bathroom

5' 6" x 6' 2" (1.68m x 1.88m)

Stylishly appointed and fully tiled, fitted with a quality white suite comprising vanity wash basin with storage, concealed cistern WC and a panelled bath with shower over.

First Floor Landing

Providing access to the three bedrooms.

Bedroom 1

16' 0" x 9' 9" (4.88m x 2.97m)

A well-proportioned double bedroom benefiting from two built-in storage cupboards and enjoying pleasant views over the garden.

Bedroom 2

14' 9" x 7' 11" (4.50m x 2.41m)

Another generous double bedroom featuring a dual-aspect design, allowing for an abundance of natural light, together with two radiators for added comfort.

Bedroom 3

8' 8" x 7' 9" (2.64m x 2.36m)

A versatile third bedroom ideal as a child's room, guest bedroom or home office, complete with radiator and uPVC double glazed window.

Garage

18' 5" x 7' 3" (5.62m x 2.21m)

A substantial concrete sectional garage equipped with power and lighting, accessed via an up-and-over door, providing excellent storage or workshop potential.

Outside

The property boasts an attractive, low-maintenance frontage with a smart resin-bound driveway providing ample off-road parking. To the rear, a delightful enclosed garden enjoys a sunny west-facing aspect and features a spacious patio area ideal for outdoor dining, alongside a generous lawn creating the perfect space for families, gardeners and entertaining alike.

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

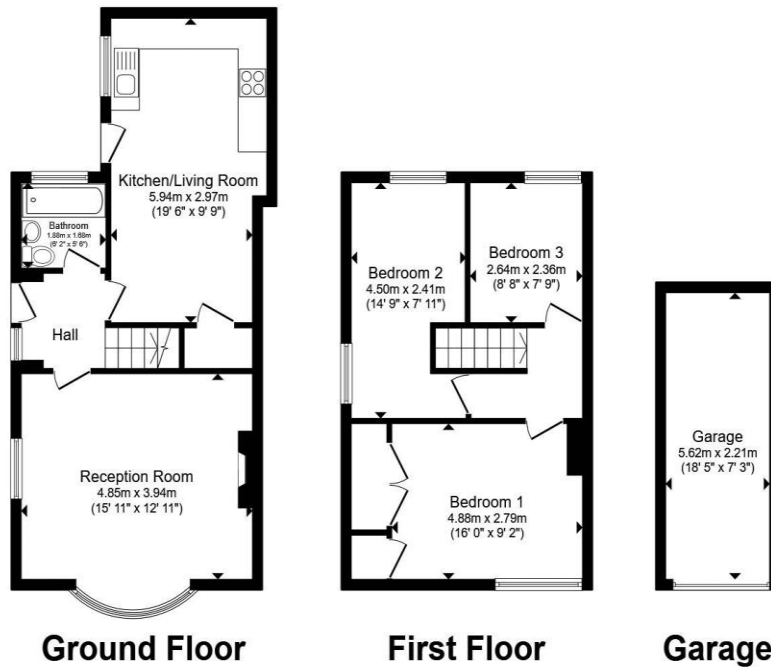
Free Valuations

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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 99.6 m² (1,072 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		86 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		