



# 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



Thrunscoe Road

Cleethorpes  
DN35 8TA

Offers in the Region Of £126,500

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 :

[cleethorpes@croftsestateagents.co.uk](mailto:cleethorpes@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 in the heart of Cleethorpes and therefore only a short stroll of the areas many amenities this three bed mid terrace house is well worth viewing. Close to public transport links, gas central heating and double glazing. Altogether it briefly comprising porch, lounge, dining room, kitchen, bathroom, cloakroom and three bedrooms. An added bonus is the gardens, one to the front and two gardens to the rear. Viewing is highly advised.

### Entrance Porch

uPVC double glazed entrance door to the front elevation. Inner door through to the lounge.

### Lounge

14' 9" x 11' 10" (4.497m x 3.608m)

The lounge has a uPVC double glazed bay window to the front elevation and has coving and rose to the ceiling. Gas central heating radiator. Electric fire and surround with tiled hearth and decorative inset.

### Lobby

Staircase leading to the first floor.

### Dining or Sitting Room

12' 10" x 12' 6" (3.919m x 3.817m)

uPVC double glazed window to the rear elevation. Gas central heating radiator. Electric fire with fire surround. Understairs storage cupboard.

### Kitchen

13' 4" x 7' 10" (4.076m x 2.387m)

The kitchen is equipped with a range of wall and base units with work surfacing over and inset one and a half stainless steel sink and drainer. Two uPVC double glazed windows to the side elevation. Tiled flooring. Built in oven and four ring gas hob. Plumbing for an automatic washing machine and dishwasher. Gas central heating radiator.

### Porch

uPVC double glazed entrance door to the side elevation. Laminate flooring.

### Bathroom

8' 0" x 6' 9" (2.450m x 2.055m)

The bathroom has a uPVC double glazed window to the side elevation and is equipped with a panelled bath with shower and screen over, pedestal wash basin and close coupled w.c. Chrome gas central heating radiator.

### First Floor Landing

With coving to the ceiling. Gas central heating radiator.

#### **Bedroom One**

13' 0" x 12' 6" (3.970m x 3.801m)

The master bedroom has a uPVC double glazed window to the front elevation. Gas central heating radiator. Storage cupboard over the stairs.

#### **Bedroom Two**

12' 11" x 8' 6" (3.948m x 2.591m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

#### **Cloakroom**

uPVC double glazed window to the side elevation. Equipped with a w.c and pedestal washbasin. Splashback tiling. Gas central heating radiator.

#### **Bedroom Three**

8' 6" x 8' 1" (2.584m x 2.463m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

#### **Outside**

The property benefits from a front garden and two gardens to the rear aspect, one adjoining the property and one behind the garage. Detached garage accessed via a lane leading from Sherburn Street.

#### **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](http://www.voa.gov.uk/cti)

#### **Mortgage Services**

Our Mortgage Services Consultants can help you explore your





Total floor area 105.5 m<sup>2</sup> (1,136 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](http://www.focalagent.com)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 71 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |