



# 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



Robson Road

Cleethorpes  
DN35 7UX

Offers in the Region Of £219,950

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

Located in a popular residential area of Cleethorpes, this extended semi-detached home on Robson Road offers generous living space and a versatile layout, perfect for family life. The property is attractively presented and benefits from both front and rear gardens, along with a driveway, garage, and summer house, providing excellent outdoor appeal. To the ground floor, the accommodation comprises a welcoming lounge, an additional sitting room ideal for relaxation or entertaining, a modern kitchen-diner with ample space for family meals, and a convenient WC. The extension adds flexibility and enhances the overall flow of the living areas. Upstairs, the first floor hosts three good-sized bedrooms, each offering comfortable proportions, together with a contemporary shower room. Externally, the front garden provides kerb appeal, while the rear garden is a pleasant space for outdoor enjoyment, complemented by a summer house that could serve as a hobby room or retreat. With driveway parking and a garage, the home also provides practical features for modern living along with the benefit of SOLAR PANELS. This is a fantastic opportunity to secure a spacious home in a sought-after location, close to local amenities, schools, and transport links.

### Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and laminate flooring. There is also a small under stairs cupboard.

### Lounge

11' 11" x 11' 5" (3.64m x 3.47m)

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

### Sitting Room

12' 9" x 10' 3" (3.89m x 3.13m)

The sitting room has a radiator and Oak flooring and leads to the dining area.

### Kitchen/Diner

16' 1" x 17' 2" (4.90m longest x 5.24m widest)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a modern fitted kitchen with plenty of units and counter space along with a ceramic one and a half sink and drainer and plumbing for a washing machine and dish washer.

### WC

4' 6" x 3' 6" (1.38m x 1.07m)

The WC has an opaque window to the side elevation, tiled walls and flooring, coving to the ceiling, a radiator, a WC and a vanity basin.

### First Floor Landing

Cleethorpes 01472 200666  
 Immingham 01469 564294  
 Louth 01507 601550

[www.facebook.com/croftsestateagents](http://www.facebook.com/croftsestateagents)

facebook

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

#### **Bedroom One**

11' 10" x 11' 5" (3.61m x 3.48m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Two**

12' 10" x 10' 5" (3.90m x 3.17m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Three**

9' 2" x 6' 10" (2.80m x 2.09m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Shower Room**

7' 3" x 5' 10" (2.21m x 1.78m)

The shower room has an opaque window to the front elevation, tiled walls and flooring, coving to the ceiling and a heated towel rail. There is also a modern suite with a WC, vanity basin and a shower cubicle with an electric shower.

#### **Garage**

The garage has an up and over door, two windows and a door to the side elevation and electrics,.

#### **Outside**

The frontage offers off road parking on the driveway, a freshly turfed garden area and gates to the rear garden, all enclosed by perimeter walls to the front and one side. The rear garden is enclosed by perimeter fencing with a well kept lawn with flower beds, a block paved patio area ideal for alfresco dining and a summer house with electrics.

#### **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.

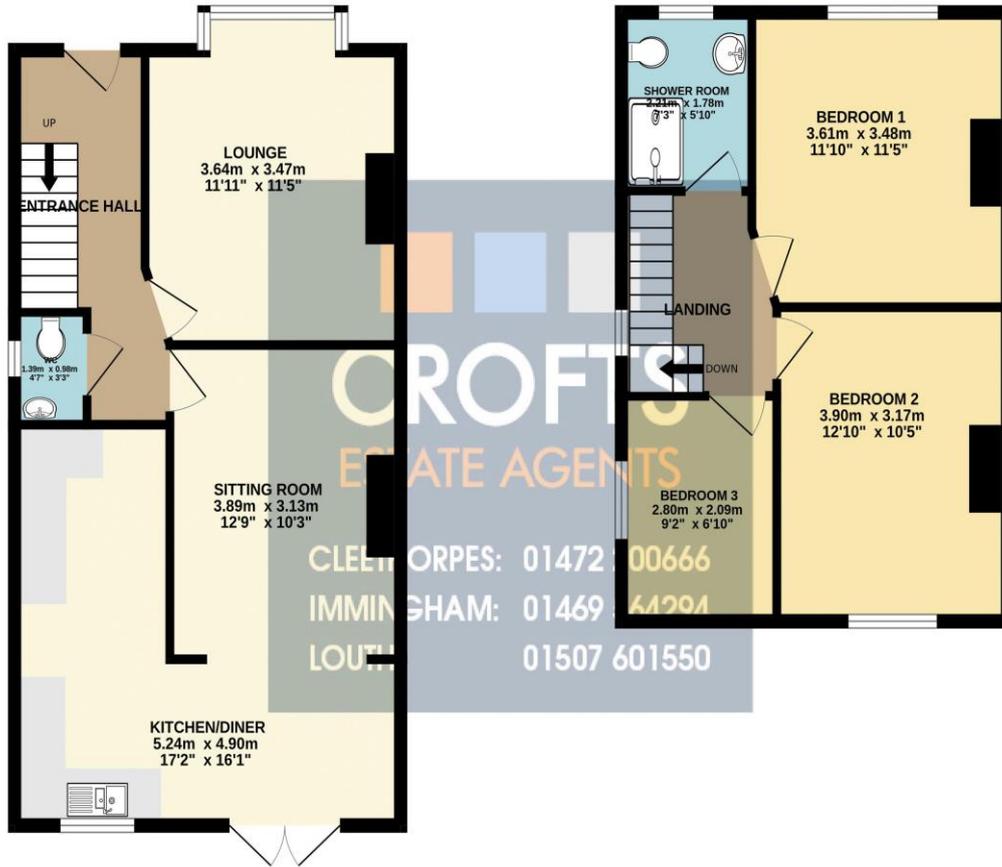
#### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



GROUND FLOOR  
50.2 sq.m. (540 sq.ft.) approx.

1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS  
CLEVELAND: 01472 60666  
LIMINGTON: 01469 44204  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 88.7 sq.m. (955 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.  
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.