



# CROFTS ESTATE AGENTS

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



27 Mill Road  
Cleethorpes  
DN35 8JA

Offers in the Region Of £399,500

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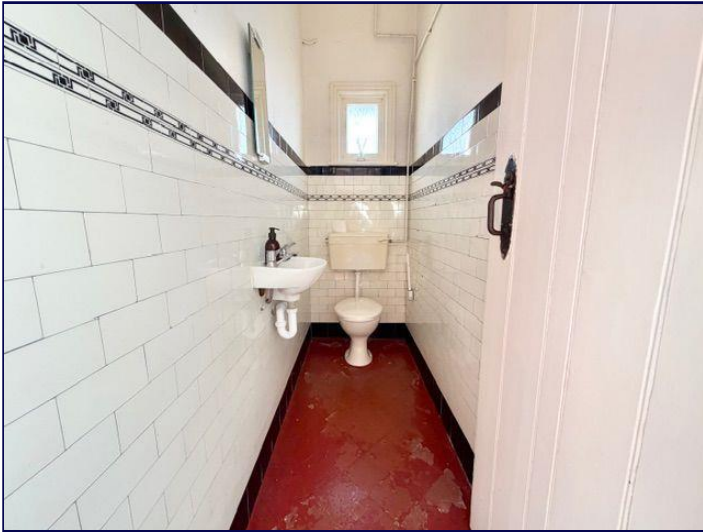
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### Property Description

A Masterpiece in the Making We are delighted to present this exceptional five-bedroom detached residence, occupying a superior 0.16-acre walled plot in the highly sought-after area of Cleethorpes. This rare gem offers an extraordinary opportunity for discerning buyers seeking a home with character, scale, and boundless potential. Positioned behind imposing walls and secure electric gates, the property ensures outstanding privacy while creating a striking first impression. Internally, the home is currently undergoing an impressive transformation. The front reception rooms and a first-floor bedroom have already been sympathetically restored, showcasing the elegance and grandeur of the original design. Elsewhere, the property retains a wealth of stunning period features, carefully preserved and ready to be seamlessly integrated into the next phase of renovation. Planning permission has been granted for a substantial outbuilding, additional storage, and a side extension, offering exciting scope to tailor the home to individual requirements. Whether envisioning a luxurious family residence or a bespoke architectural statement, the possibilities here are truly endless. Ideally located, the property benefits from close proximity to excellent local amenities, convenient transport links, the ever-popular Cleethorpes Promenade, and the

charming boutique shops along Sea View Street This is a once-in-a-lifetime opportunity to acquire a unique home and complete a truly remarkable project. A superb family residence awaits those with the vision to bring it to life. Early viewing is highly recommended to fully appreciate the scale, setting, and potential on offer.

### Entrance hall

6' 6" x 15' 11" (1.97m x 4.85m)

A lovely period entrance hall has smartened exterior with tiled covered porch area to stained glass, now double glazed original door and windows. The entrance has an original Minton tiled floor, dado rail, picture rail and original coving, two tone decor sits above and below the dado rail with two pendant lights and radiator.

### Lounge

13' 9" x 15' 9" (4.20m x 4.80m)

A stunningly restored lounge is simply breath taking and gives a glorious insight into the properties potential finish. Ceiling detail is complimented by original coving, picture rail, deep skirtings and dado rail. Stylish light and dark tones, original stained glass windows encapsulated in modern wooden new windows enhances what was already beautiful but is now more practical. A stunning feature cast iron fireplace with open fire is a true centre piece with other classic features including new but classic style radiators, herringbone style woodenv ted todd floor and wooden window blinds.

### Billiard Room

13' 11" x 14' 10" (4.23m x 4.51m)

The former second reception room has been stylishly decorated for purpose with built in bar. The room is similarly style to the front room with stunning restored windows, original coving, ceiling work, deep skirtings and dado rail with a polished wooden floor.

### Dining room

13' 0" x 15' 11" (3.95m x 4.85m)

The dining room has not undergone the transformation of the front two rooms offers original tiled flooring, uPVC bay window and door to the side, dado rail and picture rail, original built in storage cupboard, cream and blue decor, pendant light and radiator.

### Shower Room

4' 5" x 10' 0" (1.34m x 3.04m)

A shower room which now doesn't have a shower but has the fittings for it so could be transformed back. The room has some tiled walls, uPVC frosted window to the side, green decor, pendant light and built in shelving and sink.

### Kitchen

9' 10" x 15' 11" (2.99m x 4.84m)

A light wood kitchen has wall and base units to all sides of the room with granite effect work tops over, double stainless steel sink drainer, original quarry tiled floor, grey aqua boarded splash back and walls, space for dish washer, cooker and tall fridge freezer, uPVC window and blinds and ceiling lights.

### Rear entrance lobby

6' 0" x 7' 4" (1.83m x 2.24m)

A rear lobby area has uPVC frosted door and window to the side, quarry tiled floor

### Store room 1

6' 8" x 7' 11" (2.03m x 2.41m)

Timber door to store with blue carpet, orange and white decor and pendant light.

### Store Room 2

7' 10" x 12' 2" (2.40m x 3.71m)

A large storage room with power and light, original sash window to the rear.

### Cloakroom

7' 10" x 3' 0" (2.40m x 0.92m)

Again an original half tiled room with WC, single frosted window, quarry tiled floor, cream decor and ceiling light.



### Stairs and landing

The original staircase rises to a split landing with two tone decor above and below the dado rail, original coving and picture rail. There is a large stained glass window again encased in a new wooden double glazed window. The hallway has four pendant lights, green carpet and two radiators.

### Bedroom One

13' 9" x 15' 7" (4.19m x 4.76m)

The front and main bedroom has been fully restored and again is a huge wow. The room has two fully replaced wood windows in original style again enclosed within the new double glazing. The room has black carpet, coving, ceiling rose and picture rail separating white and dark stylish wall coverings. The windows have wooden blinds to add the panache, original style radiator and feature cast iron fireplace tiled hearth.

### Bedroom Two

13' 11" x 15' 0" (4.24m x 4.57m)

A second large bedroom yet to have the makeover of bedroom 1 has uPVC window to the side, cream decor with picture rail, coving, wooden floor boards, pendant light and storage cupboard.

### WC

3' 0" x 5' 11" (0.92m x 1.81m)

The original WC has had the loo removed at present and currently has blue tiled splash backs, brown decor, grey vinyl floor, single glazed frosted window and ceiling light.

### Family Bathroom

6' 1" x 9' 11" (1.85m x 3.03m)

The family bathroom has white three piece suite with mains shower over the bath, aqua board and white tiled splash backs, picture rail, wood effect vinyl floor, radiator, grey towel radiator, built in storage cupboard, and pendant light.

### Bedroom Three

10' 10" x 12' 3" (3.31m x 3.74m)

The third bedroom has grey carpet, cream decor, radiator, pendant light and uPVC window to the side.

### Bedroom Four

10' 11" x 12' 4" (3.33m x 3.75m)

With brown carpet, cream decor, picture rail, uPVC window to the side, radiator and pendant light.



### Bedroom Five

11' 0" x 11' 3" (3.35m x 3.44m)

A potentially even larger 5th bedroom has new wooden floating bay window to the side, blue carpet, cream decor, pendant light and radiator.

### Front garden and parking

The front has tall wall with iron railings over to provide a good degree of security with electric metal gates to large tarmac parking area.

### Outbuilding, rear and side gardens

A beautiful sun drenched south westerly facing rear garden makes up about 1/3 of the plot and is all enclosed in a tall original brick wall. Lollipop trees increase privacy to the rear in a retained border with various patio areas to enjoy the afternoon sun from. A small brick and tile outbuilding offers opportunity to make use of as well as the garden having planning for a large brick outbuilding and storage shed. The rear has good sized well maintained lawn area to the main part. To the side is further slab patio area with mature planting and borders with fencing to a tarmac hard standing area and further secure tall fencing to the front garden.



### 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 and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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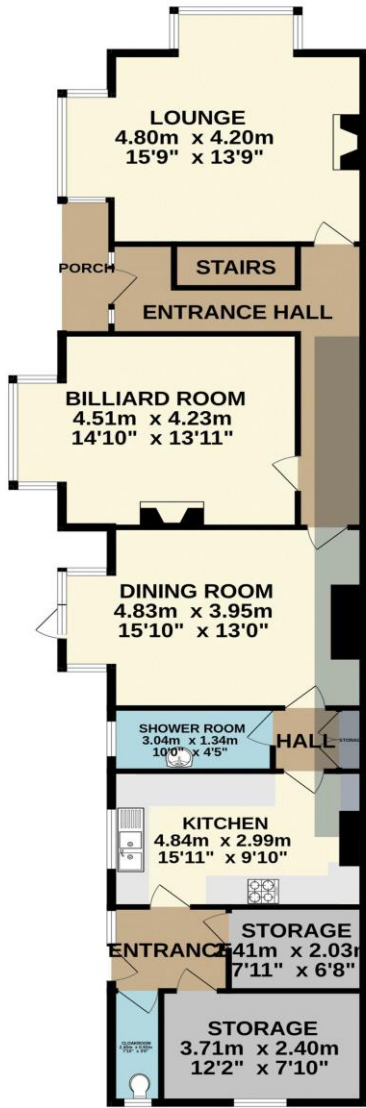


**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
123.7 sq.m. (1332 sq.ft.) approx.



1ST FLOOR  
113.3 sq.m. (1219 sq.ft.) approx.



**CROFTS**  
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SOUTH: 01507 601550

TOTAL FLOOR AREA : 237.0 sq.m. (2551 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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