



# CROFTS ESTATE AGENTS

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



Normandy Road

Cleethorpes  
DN35 9JE

Fixed £165,000

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### Property Introduction

Located on the ever-popular Normandy Road in Cleethorpes, this well-presented semi-detached home offers spacious and versatile accommodation, ideal for a growing family. The property benefits from gardens to both the front and rear, providing attractive outdoor space for relaxation and entertaining. The ground floor comprises a welcoming lounge, a modern kitchen-diner perfect for family meals, and a sitting room that is currently used as a fourth bedroom, showcasing the flexibility of this lovely home. A convenient WC completes the ground floor layout. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom. From the landing, stairs lead to a handy loft room, ideal for use as a home office, hobby room or additional storage space. Outside, the front garden enhances the home's kerb appeal, while the rear garden provides a private and enclosed area, perfect for outdoor dining or play. Situated close to local schools, shops, and transport links, this fantastic property combines space, practicality and location—making it an excellent choice for families or first-time buyers alike. Early viewing is strongly recommended.

### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor.

### Lounge

10' 9" x 13' 3" (3.27m x 4.04m)

The lounge has a bay window to the front elevation, window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen/Diner

10' 8" x 20' 10" (3.26m x 6.36m)

The kitchen-diner has a window and French doors to the rear elevation and a tiled floor. There is also a fitted kitchen with a sink and drainer, plumbing for a washing machine and a space for a dining table and chairs.

### Sitting Room

17' 7" x 7' 1" (5.35m x 2.15m)

The sitting room has a window to the side elevation, French doors to the rear, a radiator and laminate flooring. This room is currently used as a fourth bedroom.

### WC

Within the sitting room with a WC and vinyl flooring.

### First Floor Landing

The first floor landing has a carpeted floor.

### Bedroom One

10' 8" x 10' 11" (3.26m x 3.33m)

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

### Bedroom Two

10' 0" x 10' 11" (3.05m x 3.34m)

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

### Bedroom Three

10' 8" x 10' 10" (3.26m x 3.29m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bathroom

5' 4" x 9' 7" (1.63m x 2.92m)

The bathroom has an opaque window to the rear elevation, a radiator and fully tiled walls and flooring. There is also a WC, basin and a bath with an electric shower over.

### Loft Room

9' 10" x 14' 5" (3.00m x 4.40m)

The loft room has a carpeted floor and can be used as a handy hobby room, a play room or even an occasional bedroom.

### Outside

To the front the garden is entered by a single gate and is low maintenance. The rear garden is a good size and reveals a lawn and patio area which is ideal for alfresco dining.

### 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](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.

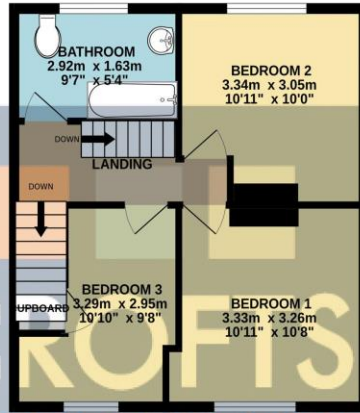
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



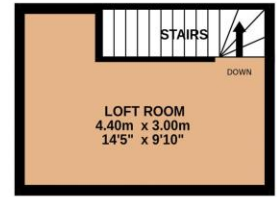
GROUND FLOOR  
52.8 sq.m. (568 sq.ft.) approx.



1ST FLOOR  
40.3 sq.m. (433 sq.ft.) approx.



2ND FLOOR  
13.3 sq.m. (144 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA: 106.4 sq.m. (1145 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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