



# CROFTS ESTATE AGENTS

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



Penshurst Road

Cleethorpes  
DN35 9EN

Offers in the Region Of £164,950

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 :

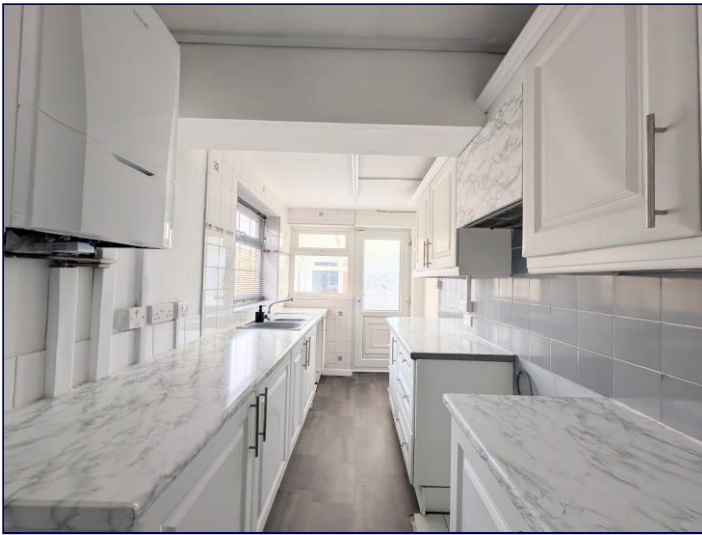
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### Property Introduction

Located on the ever-popular Penshurst Road in Cleethorpes, this well-presented end-terrace house offers spacious and versatile accommodation, ideal for first-time buyers, young families or those looking to downsize. The ground floor welcomes you with a bright and comfortable lounge, providing a relaxing space to unwind. A separate dining room offers an ideal setting for family meals or entertaining guests, flowing through to the fitted kitchen which provides ample storage and worktop space. To the rear, a conservatory adds valuable additional living space, perfect as a sitting area, playroom or home office, with views over the rear garden. To the first floor are three well-proportioned bedrooms, offering flexible accommodation for family living or guest rooms, all served by a modern family bathroom. Externally, the property benefits from gardens to both the front and rear, with the rear garden offering a private outdoor space for relaxing and entertaining during the warmer months. A driveway provides off-road parking, a valuable feature in this convenient residential location. Situated close to local amenities, schools and transport links, and within easy reach of Cleethorpes seafront, this attractive home represents an excellent opportunity to acquire a well-located property with plenty of potential. Early viewing is highly recommended.

### Entrance Hall

Entering through the entrance porch reveals a radiator and a carpeted floor.

### Lounge

9' 11" x 10' 3" (3.01m x 3.12m)

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

### Dining Room

10' 0" x 16' 0" (3.05m x 4.87m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### Kitchen

14' 6" x 6' 3" (4.42m x 1.90m)

The kitchen has two windows to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with plenty of counter space along with a one and a half sink and drainer and plumbing for a washing machine.

### Conservatory

9' 0" x 7' 0" (2.74m x 2.13m)

The conservatory has tri aspect windows, French doors to the side elevation and vinyl flooring.

### First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

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### Bedroom One

10' 0" x 10' 2" (3.06m x 3.10m)

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

### Bedroom Two

10' 0" x 10' 2" (3.05m x 3.10m)

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

### Bedroom Three

5' 8" x 5' 5" (1.72m x 1.66m)

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

### Shower Room

6' 1" x 5' 5" (1.86m x 1.64m)

The shower room has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a bath with a mains shower over.

### Garage

The garage has an up and over door and window and door to the side elevation.

### Outside

With a block paved front garden space providing off road parking and enclosed by perimeter brick walls. The rear garden has a lawn and a low maintenance area ideal as a patio area and id enclosed by perimeter brick walls and timber fencing. There is also a space to the side which continues the driveway from front to back although this has a fence and gate at present.

### 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

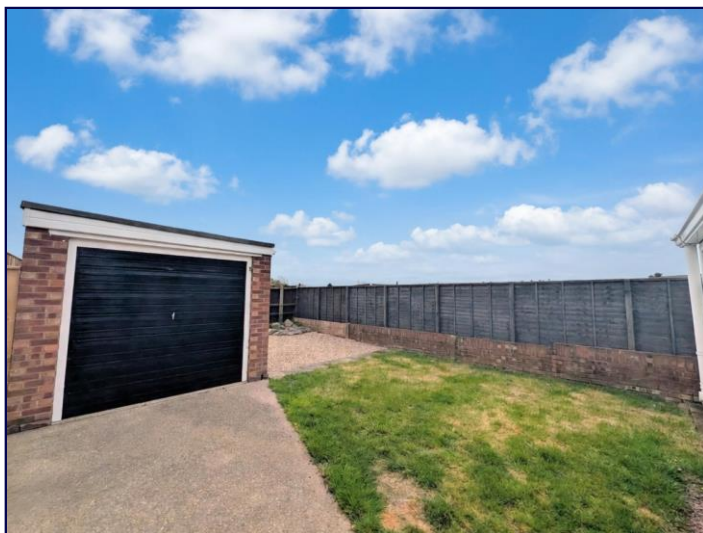
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### 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.

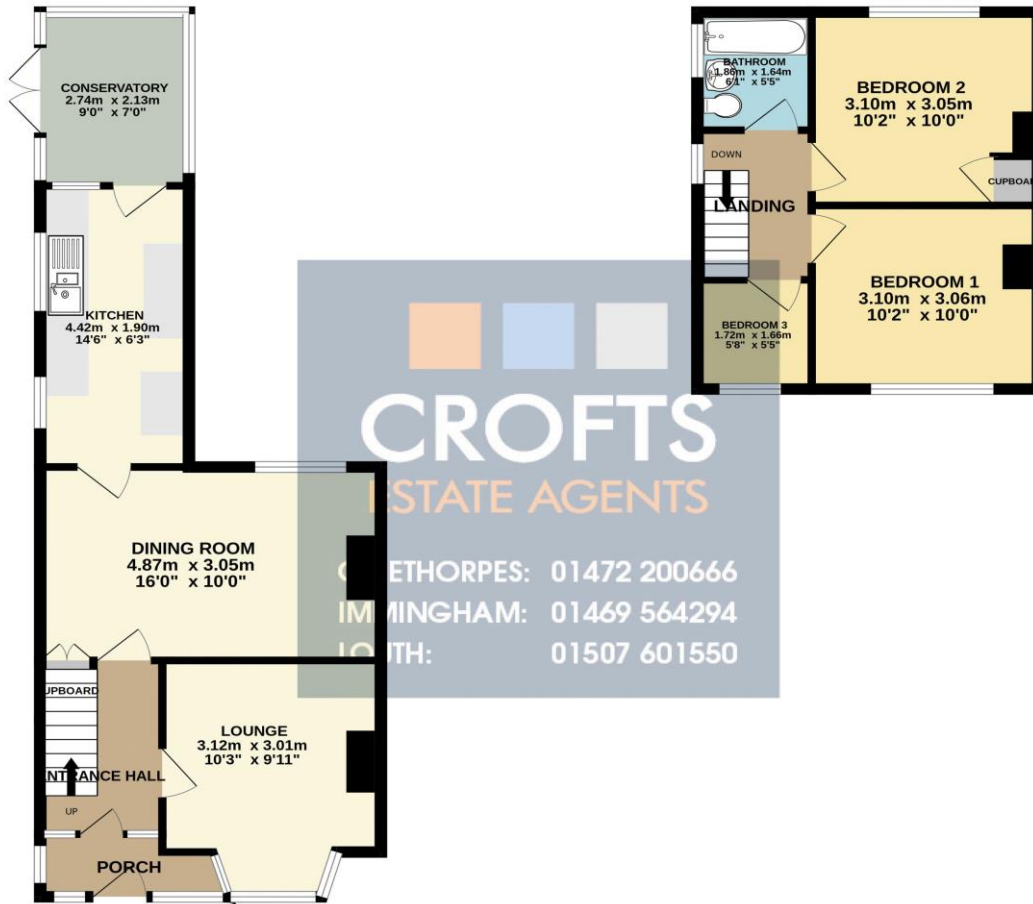
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

*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  
46.7 sq.m. (503 sq.ft.) approx.

1ST FLOOR  
28.3 sq.m. (305 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (807 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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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