



# CROFTS ESTATE AGENTS

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Westbury Road

Cleethorpes  
DN35 0QJ

Offers in the Region Of £282,500

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### Property Introduction

**\*Luxurious Four-Bedroom Detached Bungalow\*** This stunning extended four-bedroom detached bungalow offers a luxurious living experience for families and individuals alike. With extensive parking to the front on a block-paved driveway, this property is perfect for those with multiple vehicles or a love for outdoor pursuits. The interior boasts an L-shaped entrance hall, spacious and well-equipped kitchen breakfast room with island, sun room extension, and a spacious lounge with bay window. The bathroom features a separate enclosed shower and corner bath, adding a touch of luxury. The four bedrooms, including three doubles, offer flexibility and versatility, making this property ideal for families, home workers, or those seeking a multi-functional space. The south-west facing garden is immaculately presented, featuring two raised slab patio areas and a low-maintenance AstroTurf garden. The front garden is equally impressive, with a low-maintenance AstroTurf garden and well-stocked landscaped blue slate borders. This property offers a rare opportunity to own a luxurious and spacious detached bungalow with extensive parking and beautifully presented gardens. Contact us today to arrange a viewing and make this property your dream home!

### Entrance Hall

L shaped hallway with uPVC frosted door and two side windows with further uPVC window allowing the space to be flooded with light. The area has half panelled white walls with decor to coving

over, wood laminate flooring, radiator, ceiling light and loft access with pull down ladder access.

### Lounge

12' 5" x 15' 8" (3.78m x 4.77m)

A spacious lounge to the front of the property with wide walk in bay with fitted blinds, again more light is flooded into the room with a second uPVC window to the side, the room has cream decor with feature wall to coving, 8 down light, cream stone effect fireplace with cream marble inset and hearth with gas fire, ceiling rose, pendant and radiator.

### Kitchen breakfast room

13' 11" x 13' 2" (4.25m x 4.01m)

A large open plan space with uPVC French doors to the sun room and single full length window and sliding door to the side garden. The kitchen has a generous range of off white wall and base units with solid wood work top and splash back tiling over, there is a black one and a half sink drainer, integral slimline dishwasher, oven grill, electric hob, washing machine and low level fridge and freezer, green decor to coving, wood laminate, 8 downlight and radiator.

### Sun room

12' 9" x 9' 4" (3.88m x 2.84m)

The sun room extension has brick base with uPVC windows and French doors all with fitted blinds with solid roof and wall lights.

### Bedroom One

13' 4" x 13' 3" (4.06m x 4.05m)

Large main bedroom to the rear of the property with full length window and sliding door to the rear garden, the room has cream decor with feature gold wall to coving, pale beige carpet, radiator and pendant light.

### Bedroom Two

10' 0" x 9' 6" (3.04m x 2.90m)

The second bedroom has cream decor to coving, beige carpet, pendant light, radiator and uPVC window.

### Bedroom Three

9' 3" x 9' 11" (2.82m x 3.02m)

A third double bedroom has cream decor to coving, wood laminate flooring, radiator, uPVC window with blind and pendant light.

### Bedroom Four / Study

6' 8" x 9' 11" (2.02m x 3.02m)

Could be the fourth bedroom or a study, this room has white decor to coving, pendant light, wood laminate flooring, uPVC window and radiator.

### Family Bathroom

7' 3" x 8' 9" (2.20m x 2.66m)

The family bathroom has corner baths, vanity sink and WC, corner enclosed shower, white splash back tiling, cream decor, wood laminate flooring, uPVC frosted window, ceiling light, extractor and radiator.

### Rear and side garden

An attractive low maintenance south west facing rear garden has two connected raised slab patio areas with astro turf lawn in between, mature blue slate borders, large slab garden shed, with fencing to all sides. The side garden is laid to block paving with raised mature planted blue slate borders with wall and iron gate providing security to the front.

### Front garden and parking

The front garden has open block paved driveway and paths for approximately three cars with astro turf front garden having blue slate borders landscaped with mature planting. A low wall is to the front with wall and fencing to the sides.

### 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 C: 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.



GROUND FLOOR  
98.3 sq.m. (1058 sq.ft.) approx.



TOTAL FLOOR AREA: 98.3 sq.m. (1058 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		