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



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£159,950

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Property Introduction

Spacious Four-Bedroom Townhouse in a Prime Cleethorpes Location Crofts Estate Agents are delighted to present this modern and deceptively spacious three-storey, four-bedroom townhouse, ideally situated on a prominent main road in Cleethorpes. Perfectly positioned close to local amenities and just a short walk from the beautiful Cleethorpes beachfront, this well-maintained mid-link property is an excellent choice for families, professionals, or investors. The ground floor welcomes you with an entrance hall leading into a generous open-plan living and kitchen area, boasting a dual-aspect outlook that floods the space with natural light. A convenient cloakroom completes the ground floor accommodation. On the first floor, you will find two versatile rooms—ideal as bedrooms or perhaps a stylish first-floor lounge—as well as a useful utility room and the contemporary family bathroom. The second floor features two further bedrooms, including a spacious main bedroom complete with an en-suite shower room and a dedicated wardrobe area. The property benefits from an energy-efficient electric central heating system and aluminium double glazing throughout. Externally, there is a small, manageable garden to the rear offering level access to the property ideal for those buyers with pushchairs, prams, bikes etc., along with an allocated parking space. Early viewing is highly recommended to fully appreciate the space and flexibility this modern townhouse offers.

Entrance Hallway

Offering composite entrance door to the front elevation. Cupboard with smart meter. Down lighting to the ceiling. Staircase to the first floor.

Lounge/Dining/Kitchen

32' 1" x 13' 7" (9.785m x 4.131m) max

This is a fantastic open plan contemporary living space with dual aspect views flooding this area with natural light. Two window units and aluminium double glazed door to the garden. Vinyl flooring, recessed spotlights and coving. The kitchen area compliments superb modern units, an island and dressed with smart work surfaces and incorporating a sink unit with drainer and mixer tap. Eye level electric oven, hob, extractor and dishwasher. Three radiators.

Cloakroom

4' 6" x 3' 6" (1.384m x 1.064m)

Fitted with a w.c, wash hand basin and heated towel rail.

First Floor Landing

With downlighting to the ceiling. Central heating radiator. Staircase to the second floor.

Family Bathroom

7' 5" x 6' 0" (2.268m x 1.833m)

Equipped with a close coupled w.c, vanity wash hand basin and shower over a freestanding roll topped bath. Splashback tiling. Fitted extractor. Chrome effect central heating towel radiator.

Bedroom One or First Floor Lounge

13' 3" x 13' 7" (4.031m x 4.130m) maximums

A versatile room that can be used as a large double bedroom or for those wishing to do so as a living space. Two central heating radiators. Windows to the rear elevation.

Bedroom Two

10' 8" x 7' 1" (3.257m x 2.168m)

Double glazed window to the front elevation. Central heating radiator.

Utility

5' 4" x 6' 1" (1.628m x 1.848m)

Offering double glazed window to the front elevation. Roll edged work surfacing with plumbing and space for a dryer beneath. Central heating radiator. Space for washing machine and tumble dryer

Second Floor Landing

Down lighting to the ceiling. Central heating radiator.

Bedroom Three

15' 6" x 13' 7" (4.731m x 4.15m) maximums

Used as the main bedroom, this spacious room has double glazed windows to the rear elevation. Central heating radiator.

Ensuite To Bedroom Three

5' 7" x 6' 4" (1.701m x 1.921m)

Fitted with a pedestal wash hand basin, close coupled w.c and walk in shower. Fitted extractor. Down lighting to the ceiling. Chrome effect central heating radiator. Access to a wardrobe/storage area.

Wardrobe Area to Bedroom Three

3' 2" x 7' 0" (0.970m x 2.14m)

A versatile storage space currently used as a wardrobe.

Bedroom Four

11' 4" x 7' 1" (3.455m x 2.149m)

Double glazed window to the front elevation. Central heating radiator.

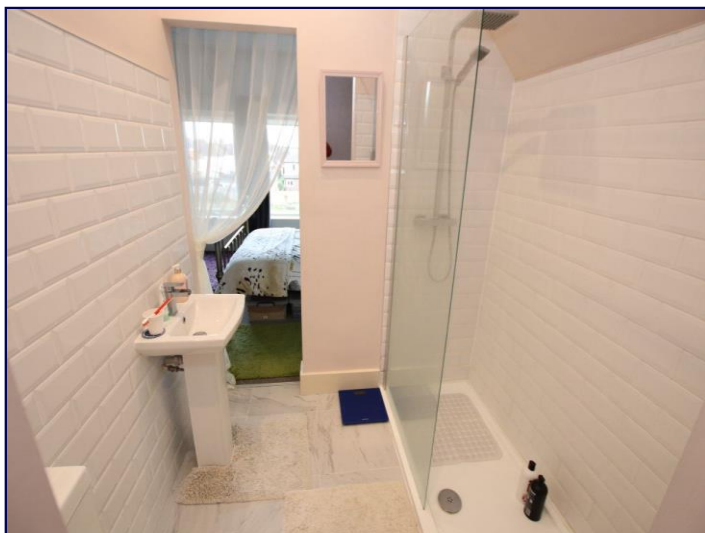
Store Room

5' 7" x 6' 2" (1.691m x 1.872m)

This useful storage room houses the heating and hot water system and has a double glazed window to the front. Loft access.

Outside

To the front of the property the garden has railings with gated access to a low maintenance garden area and steps leading up to the front door. A small private rear garden with fenced perimeter with gated access to the rear and the parking area beyond. The rear garden has a level access up to the rear door making it easy access for pushchairs, bikes etc.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		