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



Tennyson Road

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£165,000

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Property Introduction

Situated just off Grimsby Road and within easy walking distance of central Cleethorpes, this attractive three-bedroom semi-detached home offers spacious and versatile living, ideal for families and first-time buyers alike. Perfectly positioned close to local amenities, well-regarded schools, transport links and the seafront, the property combines convenience with coastal living. Well presented throughout, the home benefits from damp course guarantee for the property, gas central heating and uPVC double glazing and briefly comprises a welcoming entrance hallway, a bright bay-fronted lounge, a generous dining room ideal for entertaining, and a fitted kitchen. To the first floor are three well-proportioned bedrooms, including two spacious doubles, along with a modern family bathroom. Externally, the property enjoys gardens to both the front and rear, with the front garden offering off-road parking. With no forward chain.

Entrance Hallway

Enjoying composite double glazed entry door to the front elevation with adjoining glazed panels. Central heating radiator. Dado rail to the walls.

Lounge

13' 1" x 11' 6" (4m x 3.5m)

With uPVC double glazed bay window to the front elevation. Dado rail to the walls. and coving and rose to the ceiling. Central heating

radiator. Living flame gas fire. Double doors from the sitting / dining room.

Sitting/Dining Room

15' 9" x 9' 10" (4.8m x 3m)

The second reception room offers ample space and has uPVC double glazed French doors to the rear elevation with adjoining side glazed panels.

Kitchen

13' 9" x 8' 6" (4.20m x 2.6m)

This bright and spacious kitchen forms the heart of the home, offering an excellent layout with ample storage and work space. The kitchen features a comprehensive range of light oak wall and base units complemented by sleek black granite-effect work surfaces and a matching splashback. Built-in double oven, induction hob. Plumbing for a washing machine. There is a good-sized sink and drainer positioned beneath a large window overlooking the rear garden, allowing plenty of natural light. A second large window with attractive diamond leaded glass further enhances the bright, airy feel. Under-unit lighting.

First Floor Landing

Neutrally decorated and with dado rail to the walls. uPVC double glazed window to the side elevation.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Bathroom

5' 11" x 6' 7" (1.8m x 2m)

The suite comprises a panelled bath with a glass shower screen, a wall-mounted white ceramic basin set upon a contemporary vanity unit, and a concealed cistern WC. The vanity unit offers generous storage with oak-effect cabinets and drawers, complemented by a dark granite-effect worktop. The room is tastefully tiled with large format beige marble-effect wall tiles and a contrasting decorative border. A large window with attractive diamond leaded glass provides excellent natural light and ventilation.

Bedroom One

11' 2" x 10' 0" (3.40m x 3.05m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted open plan wardrobe.

Bedroom Two

12' 2" x 9' 10" (3.70m x 3m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

Bedroom Three

7' 7" x 7' 3" (2.30m x 2.2m)

uPVC double glazed window. Central heating radiator.

Outside

Walled and gated frontage with off road parking. The rear garden has lawn and patio areas along with a storage detached garage.

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.

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

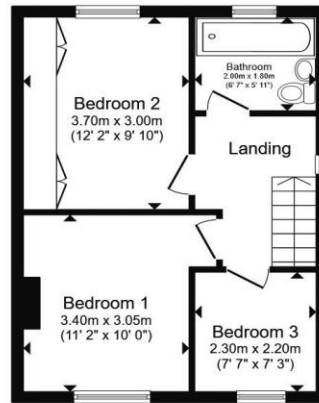
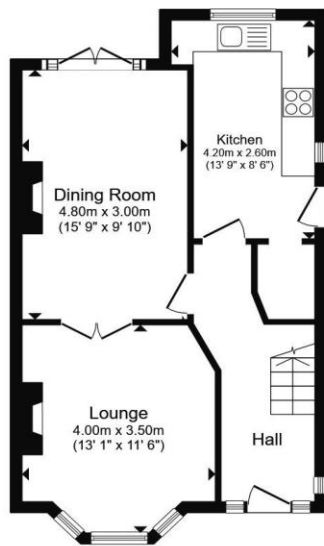
Free Valuations

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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

First Floor

Total floor area 85.7 m² (922 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		