



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Wellington Street

Grimsby  
DN32 7JS

£75,000

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### Property Introduction

Crofts Estate Agents are delighted to bring to the market this substantial bay-fronted mid-terrace property, ideally positioned within a well-established residential area, conveniently located for both Grimsby and Cleethorpes town centres and their excellent range of amenities. Offered with tremendous scope for improvement and modernisation, this spacious home presents an exciting opportunity for families, investors, or developers looking to create a property tailored to their own tastes and requirements. The generous accommodation is arranged over two floors and boasts three reception rooms, providing exceptional flexibility for modern family living. The ground floor comprises an attractive bay-fronted lounge, separate sitting room, dining room with walk-in bay window, and a fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance front garden and an established rear garden, offering excellent potential for landscaping and outdoor entertaining. With its generous room sizes, and huge potential to add value, this is a fantastic opportunity to acquire a substantial family home in a highly convenient location.

### Hallway

Entry door to the front elevation. Laminate flooring. Staircase to the first floor.

### Lounge

14' 4" x 11' 7" (4.365m x 3.519m)  
uPVC double glazed bay window to the front elevation. Central heating radiator. Fire surround with electric fire.

### Sitting Room

13' 3" x 9' 6" (4.033m x 2.901m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Gas fire with surround.

### Dining Room

15' 10" x 11' 2" into bay (4.837m x 3.402m)  
uPVC double glazed bay window to the side elevation. Laminate flooring. Central heating radiator.

### Kitchen

9' 6" x 9' 1" (2.893m x 2.770m)  
uPVC double glazed window and entry door to the side elevation. Offering a range of wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob. Ideal gas boiler.

### First Floor Landing

Access to the three bedrooms and the bathroom.

**Bedroom One**

12' 3" x 15' 3" (3.727m x 4.636m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bedroom Two**

13' 2" x 9' 6" (4.009m x 2.906m)

uPVC double glazed window to the front elevation. Central heating radiator.

**Bathroom**

6' 1" x 6' 1" (1.862m x 1.860m)

uPVC double glazed window to the side elevation. Equipped with a pedestal wash hand basin, w.c and a panelled bath with shower fitment. Splashback tiling.

**Outside**

The property benefits from gardens to both the front and rear elevations.

**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 A: 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.

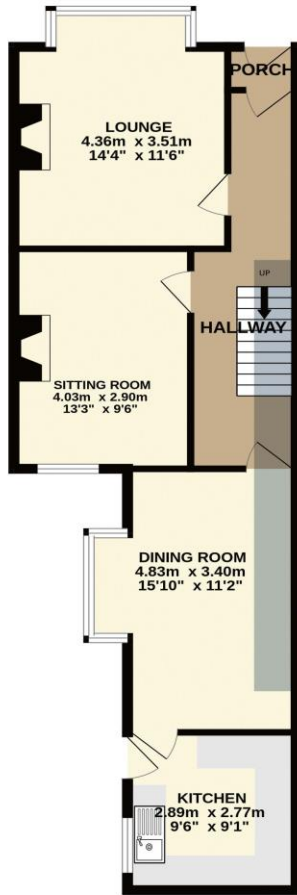
**Property Management**

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  
58.7 sq.m. (631 sq.ft.) approx.

1ST FLOOR  
47.7 sq.m. (514 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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BIRMINGHAM: 01469 564294  
SOUTH: 01507 601550

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		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.