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



Sandringham Road

Cleethorpes
DN35 9HA

Offers in the Region Of £169,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

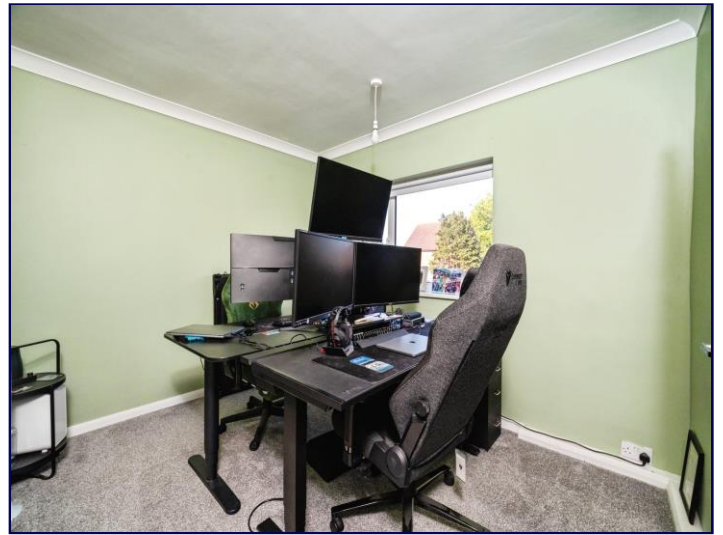
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Property Introduction

Crofts Estate Agents are pleased to offer for sale this well-proportioned three-bedroom semi-detached house, ideally situated on the popular Sandringham Road in Cleethorpes. Offering spacious accommodation together with gardens to both the front and rear and a driveway providing off-road parking, the property would make an excellent home for a range of buyers. Internally, the accommodation begins with an entrance hall providing access to the principal rooms. The lounge offers a comfortable space in which to relax and is complemented by a separate dining room, providing an ideal setting for family meals and entertaining. The kitchen is also located to the ground floor and provides a practical range of fitted units and workspace. To the first floor are three well-proportioned bedrooms, providing plenty of flexibility for a growing family, guests or those requiring a home office. The accommodation is completed by a shower room and separate WC, adding useful convenience to the household. Externally, the property benefits from a front garden together with a driveway providing off-road parking. To the rear is a further garden, offering a private outdoor space with scope to create an attractive area for sitting out, entertaining or for children to enjoy. Located within a popular residential area of Cleethorpes, the property is well placed for access to a range of local amenities, schools, shops and transport links, while the attractions of the coast and Cleethorpes centre are also within easy reach. Early viewing is highly recommended to appreciate the accommodation and potential this three-bedroom semi-detached home has to offer.

Entrance

With a window to the side elevation and a door providing access into the property.

Kitchen/ Dining Room

18' 10" x 9' 4" (5.74m x 2.85m)

With windows and a door to the rear elevation, a radiator and a tiled floor. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine and also an electric oven and gas hob with an extractor over. There is also a space for a table and chairs.

Living Room

13' 0" x 12' 7" (3.97m x 3.83m)

With a window to the front elevation, a radiator and a carpeted floor.

First Floor Landing

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

Bedroom 1

13' 0" x 11' 1" (3.97m x 3.39m)

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

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.88m)

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

Bedroom 3

9' 10" x 7' 8" (3.00m x 2.34m)

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

Shower Room

7' 6" x 5' 6" (2.29m x 1.68m)

With an opaque window to the rear elevation, partially tiled walls and a modern suite with a WC, vanity basin and a walk in shower cubicle with a mains shower.

Outside

With a low maintenance frontage providing off road parking, access to the garage and a lawn to the side. The rear garden is again low maintenance and enclosed by perimeter fencing and walls.

Tenure

Believed to be , 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

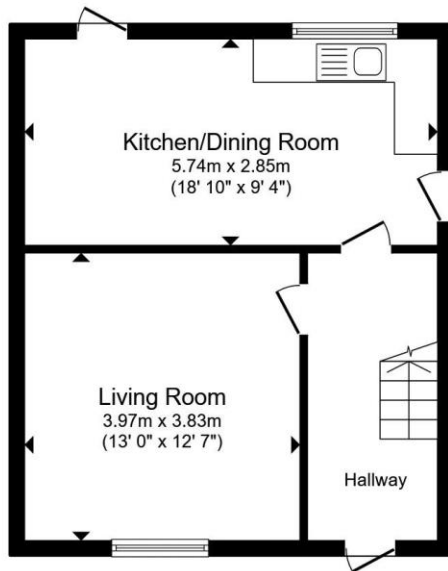
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

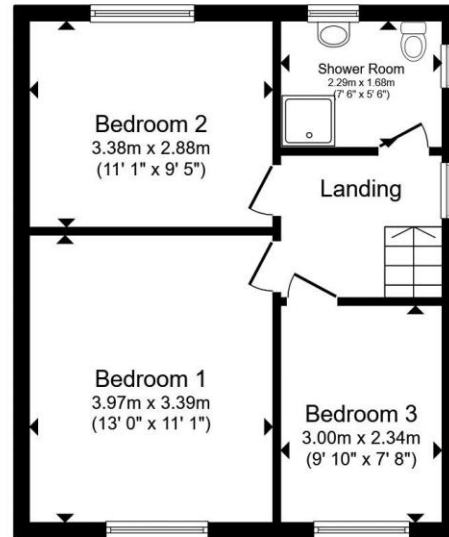
Property Management

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



First Floor

Total floor area 79.4 m² (855 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		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		