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



Lestrangle Street

Cleethorpes
DN35 7HJ

Offers in Excess of £170,000

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Property Introduction

Situated on Lestrange Street in Cleethorpes, this well-presented semi-detached property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, first-time buyers or those seeking additional bedroom space. The ground floor comprises a welcoming front room, a separate lounge providing a comfortable space for relaxing, and a dining room ideal for family meals or entertaining. A fitted kitchen completes the ground-floor accommodation and provides access to the rear of the property. To the first floor are two good-sized bedrooms together with a family bathroom. The second floor provides a further third bedroom, offering useful additional accommodation that could also lend itself to a home office, guest room or hobby space, depending on the needs of the new owner. Externally, the property benefits from low-maintenance gardens to both the front and rear, providing practical outdoor space without requiring extensive upkeep. A driveway to the front provides valuable off-road parking. Located in the popular coastal town of Cleethorpes, the property is conveniently positioned for local amenities, schools, shops and transport links, while the nearby seafront and wider range of leisure facilities are also within easy reach. Overall, this attractive three-bedroom semi-detached home offers well-proportioned accommodation across three floors, complemented by off-road parking and manageable outdoor space. An internal viewing is recommended to fully appreciate the accommodation and potential this property has to offer.

Front room

10' 11" x 10' 6" (3.33m x 3.20m)

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

Lounge

14' 0" x 9' 5" (4.26m x 2.87m)

The lounge has a radiator and a carpeted floor.

Dining area

8' 1" x 7' 10" (2.47m x 2.40m)

With sliding patio doors to the rear elevation and laminate flooring.

Kitchen

14' 2" x 6' 2" (4.32m x 1.89m)

The kitchen has dual aspect windows to the rear and side elevation, a tiled floor and an extensive range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

Bedroom 1

10' 11" x 10' 6" (3.33m x 3.21m)

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

Bedroom 2

11' 1" x 16' 4" (3.37m x 4.97m)

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

Bathroom

6' 8" x 5' 7" (2.02m x 1.70m)

The bathroom has an opaque window to the front elevation, tiled walls and a three piece suite with a WC, vanity basin and a bath.

Bedroom 3

13' 10" x 15' 8" (4.22m x 4.77m)

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

Outside

The front has a lawn and a driveway providing off road parking. There is access to the rear garden via a gate to the side and the rear garden is low maintenance.

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.

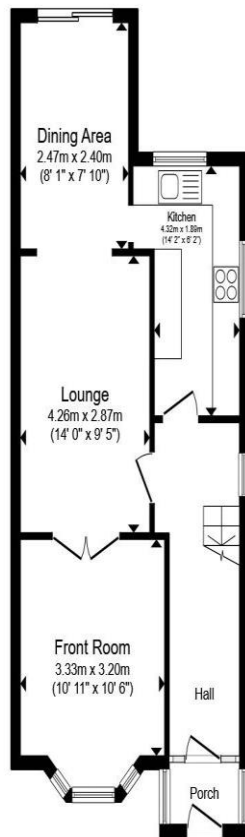
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

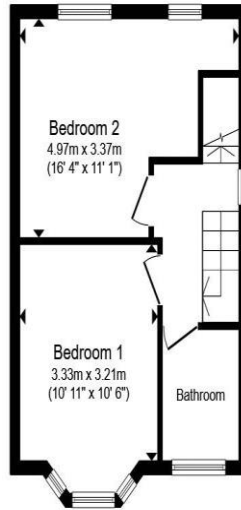
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

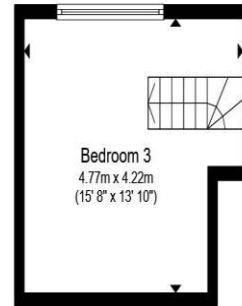




Ground Floor



First Floor



Second Floor

Total floor area 104.6 m² (1,126 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

