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Pearson Road

Cleethorpes
DN35 0DR

Offers in the Region Of £249,950

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Property Introduction

Offered for sale with no forward chain, this attractive three-bedroom semi-detached home on Pearson Road, Cleethorpes presents an excellent opportunity for buyers looking to create a wonderful family home. Requiring a slight scheme of modernisation, the property offers spacious accommodation throughout and provides fantastic potential to add value and personalise to individual tastes. The accommodation begins with a welcoming entrance hall leading through to a bright and spacious lounge, which flows seamlessly into the dining room, creating an excellent open-plan living and entertaining space. The dining area enjoys views over the rear garden and offers ample room for family dining and social gatherings. A particular highlight of the property is the modern fitted kitchen, featuring stylish units complemented by quality quartz worktops, providing both practicality and contemporary appeal. The kitchen offers plenty of storage and workspace, making it ideal for everyday family life. To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation. The family bathroom is complemented by a separate WC, providing added convenience for busy households. Externally, the property benefits from a gated driveway, offering secure off-road parking and enhancing the property's kerb appeal. Gardens can be found to both the front and rear, with the rear garden being a particular feature. Enjoying a sought-after south-facing aspect, it provides a wonderful outdoor space to relax, entertain, or enjoy the sunshine throughout the day. Situated within easy reach of local amenities, schools, transport links and

the seafront, this property represents an excellent opportunity for first-time buyers, families or investors alike. Early viewing is highly recommended to appreciate the potential and location on offer.

Entrance Hall

Entering through the entrance porch reveals the hall with a radiator, laminate flooring and access to the under stairs cupboard.

Kitchen

10' 10" x 9' 0" (3.31m x 2.75m)

The kitchen has a window to the rear elevation, a heated towel rail and tiled floor. There is also a range of modern fitted units with Quartz worktops, inset 1 and a half sink, fridge-freezer, dish washer and an electric double oven and hob with an extractor over.

Dining Room

13' 1" x 10' 8" (4.00m x 3.25m)

The dining room has sliding patio doors to the rear elevation, a radiator and a carpeted floor. The dining room is accessed off the lounge.

Lounge

11' 11" x 10' 9" (3.63m x 3.28m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Lobby/Utility

With a window to the rear, door to the side and plumbing for a washing machine.

First Floor

The first floor landing has an opaque window to the side elevation and a carpeted floor.

Bedroom 1

15' 10" x 9' 5" (4.83m x 2.88m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom 2

8' 11" x 13' 0" (2.73m x 3.95m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom 3

8' 11" x 7' 5" (2.73m x 2.27m)

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

Shower Room

8' 8" x 5' 6" (2.64m x 1.67m)

The shower room has an opaque window to the rear elevation, a heated towel rail and a tiled floor. There is also a vanity basin, bidet and shower cubicle with a mains shower.

WC

With an opaque window to the side elevation, a tiled floor and WC.

Garage

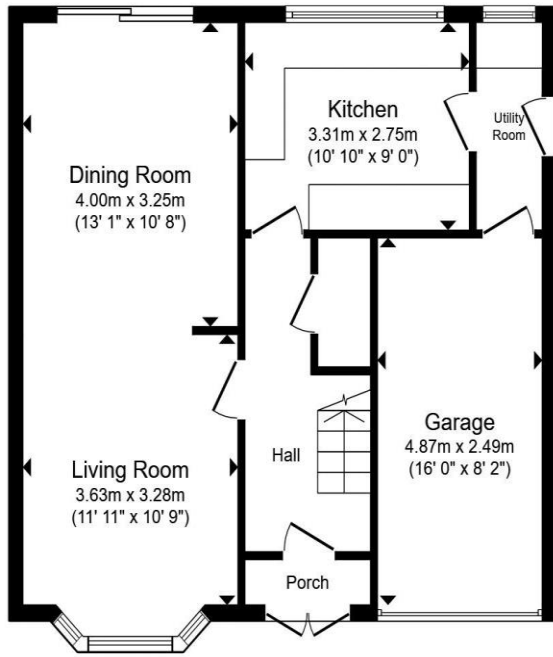
16' 0" x 9' 5" (4.87m x 2.88m)

With an up and over door, window to the side and electrics.

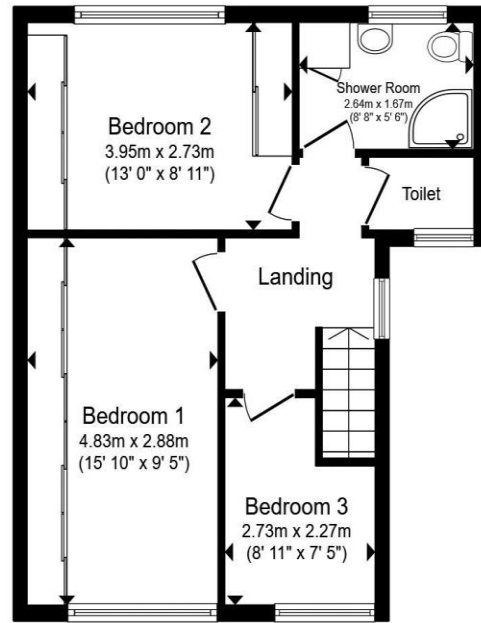
Outside

With a gated driveway providing secure parking and also a tidy front garden space. A gate to the side leads to the SOUTH FACING REAR GARDEN. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining.





Ground Floor



First Floor

Total floor area 105.1 m² (1,131 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

