



# CROFTS ESTATE AGENTS

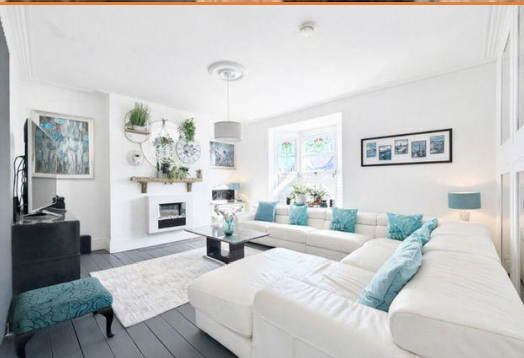
PASSIONATE ABOUT PROPERTY

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



28 Bradford Avenue  
Cleethorpes  
DN35 0BD

Offers in the Region Of £339,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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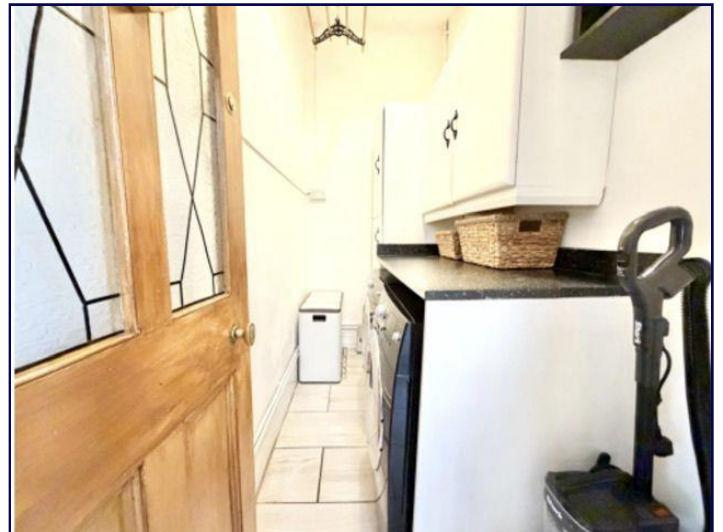
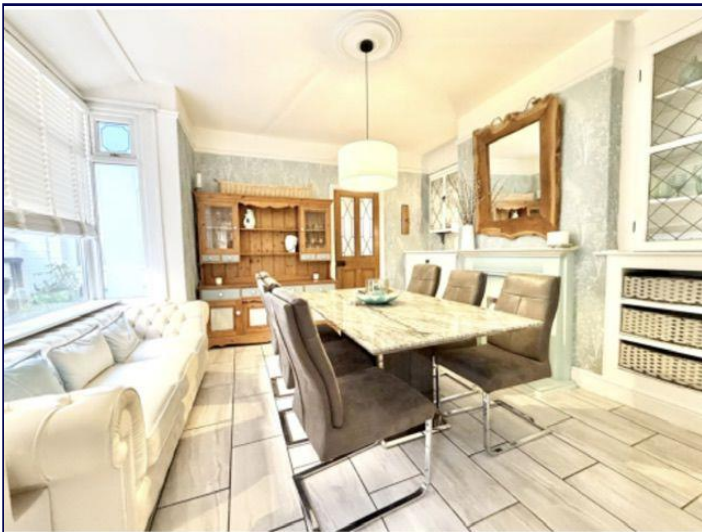
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### Property Description

\*A Stunning Period Gem in a Conservation Haven \* We are delighted to present this handsome period property, ideally situated within a designated conservation area and just a short stroll from the picturesque promenade and seafront. Offering approximately 144m<sup>2</sup> of well-appointed accommodation across two floors, the property was originally designed to feature three reception rooms, along with a kitchen and utility room on the ground floor, and four bedrooms with a family bathroom on the first floor. The current owners have thoughtfully reconfigured and enhanced the home by adding a conservatory and a garden room, further expanding the already generous living space. The versatile layout provides excellent flexibility for modern living, whether for entertaining or family life. Externally, the landscaped garden benefits from low maintenance artificial turf, a covered bar and jacuzzi area, raised brick planting beds, and two ponds. A gate provides access to a side alley, while a covered garden room offers practical use as a bin store and greenhouse.

### Entrance porch

3' 7" x 3' 3" (1.10m x 0.98m)

Originally open air, this porch now benefits from a uPVC frosted door to protect further from the elements. The area still benefits

from the original half tiled green walls with white decor over with a cream flooring.

### Entrance hall

22' 3" x 3' 3" (6.78m x 0.98m)

A stunning entrance hall entered through traditional wood glazed door has original stain glass window above the door, original flooring, dado rail, picture rail and coving throughout, radiator, under stairs storage, pendant light and white decor.

### Lounge / Currently GF bedroom 1

13' 11" x 13' 1" (4.23m x 4.00m)

The current owners preferred layout is to use the lounge for the main bedroom and what can we say it looks stunning! The room again with stunning original period elements like coving, sash stained glass bay window, ceiling rose with pendant light, fire surround with tiled and cast iron inset and electric fire. The room has grey wood laminate flooring and vertical modern white radiator.

### Sitting room / Currently GF bedroom 2

11' 4" x 10' 6" (3.45m x 3.20m)

Normally used as a sitting room but again circumstance for the current owner lent the room for bedroom purposes and the scale of the room easily takes a four poster bed. The room also has original coving and picture rail, white decor with feature wall, ceiling rose with pendant light, uPVC window to the rear, fire place with wood surround and fully tiled inset and radiator.

### Dining room

13' 6" x 11' 9" (4.11m x 3.59m)

The dining room is yet another large reception room with the original footprint of the bay window still in place with a modern uPVC window and fitted blinds. The room has grey tiled floor, white decor with picture rail, radiator, ceiling rose and pendant and a cream contemporary fireplace.

### Kitchen

11' 5" x 11' 9" (3.49m x 3.58m)

The lounge wraps open plan around the utility room past two uPVC window with blinds to create a nice flow from room to room and has a good range of matte white wall and base units with space for large range cooker with extractor over, american style fridge freezer, integral dishwasher, sunken sink drainer with marble effect work tops and splash back returns over, white decor, grey tiled floor, three pendant lights. The room has a pair of bi-folding doors to the conservatory.

### Utility

4' 0" x 8' 6" (1.21m x 2.58m)

The utility is original and offers useful storage and convenience with white matte wall and base units providing space and plumbing for both a washing machine and dryer. The room has grey tiled floor and white decor with pendant light over.

room

### Conservatory

6' 9" x 9' 0" (2.05m x 2.75m)

A uPVC conservatory extension has further white matte kitchen units to one side, uPVC french doors to the rear garden and a frosted roof. The conservatory shares the same grey tiled floor that is laid to entire rear of the house.

### Stairs and landing

The original stairs and wooden balustrade and spindles takes you to the first floor split landing with further steps up to the rear and the front. The area is laid with a stylish striped carpet runner with stair bars up the stairs. The decor is white with original coving again, dado rail with a Lincruiser decor to the lower part of the wall. There is a built in storage cupboard, radiator with cover, two pendant lights and loft access.

### Bedroom One / Currently the FF lounge

13' 11" x 16' 7" (4.25m x 5.06m)

A huge stunning room is being used for the main lounge which works fantastically well, the main reason was the size of the settee that the owners have but what a great idea! The room benefits from an original stain glass wood sash bay window, original fireplace behind a carefully built stud wall which can be revealed. White decor to original coving, ceiling rose and pendant light, a modern fireplace now sits in front of the old one. The room has a vertical grey radiator and grey painted floor boards.

### Bedroom Two

11' 3" x 10' 8" (3.43m x 3.24m)

A large double bedroom with stunning original cast iron fireplace and tiled hearth has grey painted floor, white decor with feature wall to original coving and picture rail, uPVC window to the rear and radiator.

### Bedroom Three

12' 1" x 11' 9" (3.68m x 3.58m)

A third large double bedroom to the rear of the property also has an original cast iron fireplace with tiled hearth, uPVC window to the rear, painted black floor boards, white decor to picture rail, pendant light and radiator. The owners hobbies have meant that a small white base unit with fitted one and a half ceramic sink has been fitted in this room.

### Bedroom Four

9' 9" x 8' 6" (2.97m x 2.59m)

The fourth bedroom is being used as a dressing room and has white painted floor, white decor with feature wall, uPVC window to the side, radiator and pendant light.

### Family Bathroom

6' 9" x 8' 7" (2.07m x 2.61m)

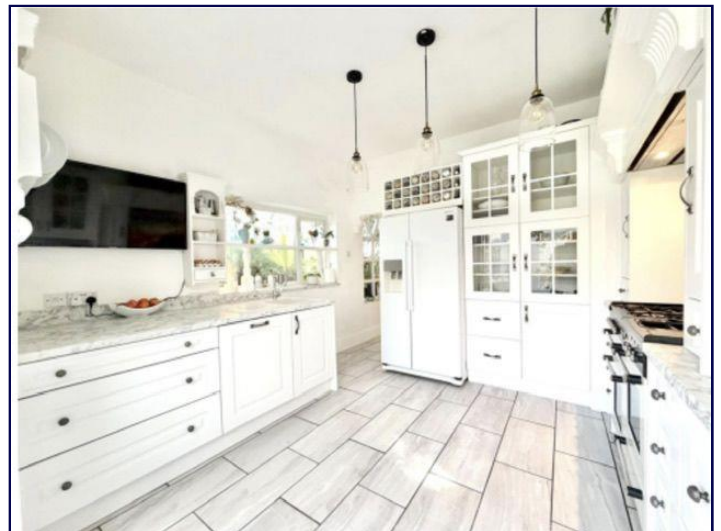
### Garden room

14' 1" x 4' 10" (4.30m x 1.47m)

A garden room has been created with some wood stained glass windows and uPVC doors mounted against the side wall of the garden to created a super area that currently stores bins, garden items and is great for growing plants!

### Rear garden

A decent sized rear garden has been made into a superb interesting spectacle with a base of artificial grass, raised brick beds to the sides that also house two ponds, landscaping to all of



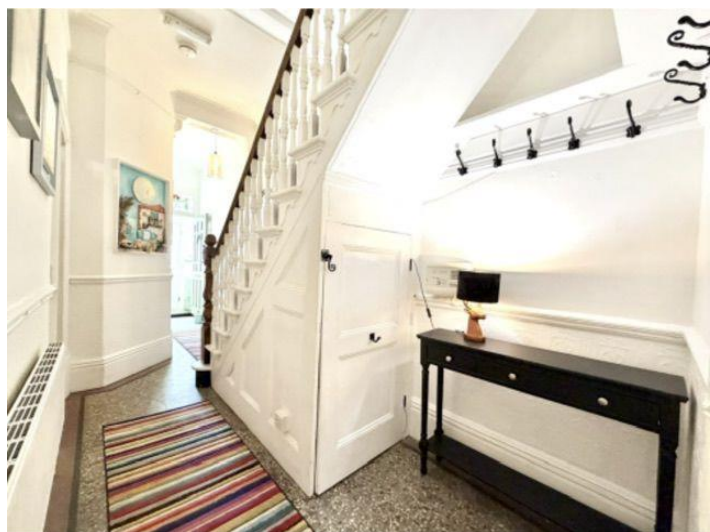
these areas with a large timber garden room that acts as a bar with covered seating area and serving hatch plus second covered area for a Jacuzzi. The garden has a wall around it with gated access to the side alleyway. A further small portion of garden beyond the garden room has also been utilized to grow some potted plants.

### Front garden

A neat well presented front garden has slate tile grey path to the front door with a couple of steps up. The garden area is separated off with gravel beds housing an exotic palm style tree and mature grasses with a wall and railings to frame it. There is an iron gate to the pathway from the pavement.

### Note

Please note this property is in a conservation area. For further information buyers are advised to seek legal advice from their solicitor.



### 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 and all viewings are strictly by appointment only please.

### Council Tax Information

Band C: 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.

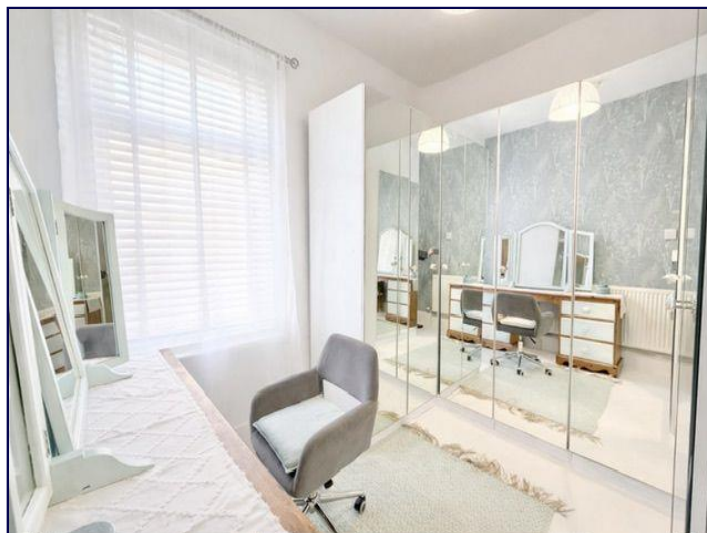
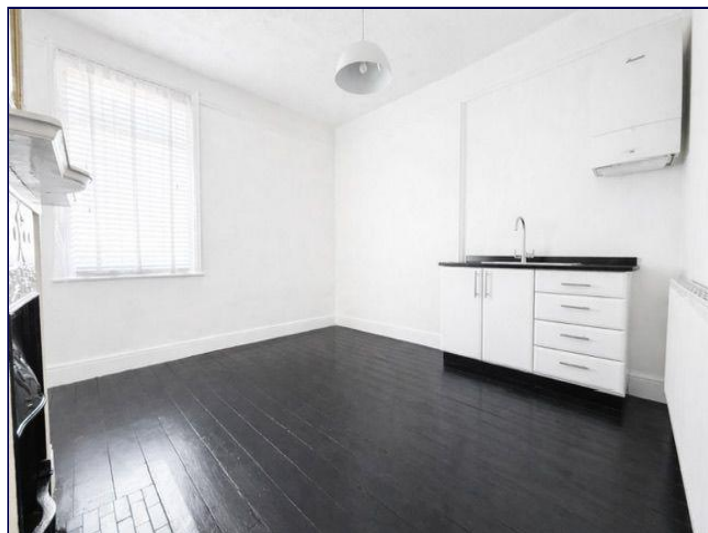
### Property Management

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.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
83.7 sq.m. (901 sq.ft.) approx.



1ST FLOOR  
69.4 sq.m. (747 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

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IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 153.1 sq.m. (1648 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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