



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Benjamins Walk

Cleethorpes
DN35 0PQ

Offers in the Region Of £213,500

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts Estate Agents are pleased to offer for sale this modern three-bedroom semi-detached home, built by John Collis Builders and enjoying a pleasant cul-de-sac position on Benjamins Walk, just off the popular Humberston Road in Cleethorpes. Ideally located for access to the town centre, seafront and a range of local amenities, the property is also within the catchment area for popular local schools, making it an ideal choice for families and first-time buyers. The accommodation begins with an entrance hall leading into the spacious lounge, positioned to the rear of the property and providing a comfortable space in which to relax. To the front is the kitchen-diner, offering a practical and sociable area for everyday family life and entertaining. A useful ground floor WC completes the accommodation at this level. To the first floor are three well-proportioned bedrooms, providing excellent flexibility for family living, guests or those requiring a home office. The family bathroom serves the bedrooms and completes the first-floor accommodation. Externally, the property benefits from gardens to both the front and rear. The rear garden provides a pleasant outdoor space for relaxing and entertaining during the warmer months, while the front is complemented by a driveway providing off-road parking for two cars. Benjamins Walk offers a peaceful residential setting while remaining conveniently positioned for local schools, amenities, transport links and the many attractions of Cleethorpes, including its popular seafront and coastal walks. An early internal viewing is highly recommended to appreciate this modern home and its desirable cul-de-sac position.

Entrance Hall

Entering the property reveals a tiled floor and access to the ground floor rooms and stairs to the first floor.

Kitchen/Diner

14' 4" x 9' 6" (4.38m x 2.90m)

The kitchen-diner has a window to the front elevation, a tiled floor and space for a dining table and chairs. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine and integral appliances include a fridge-freezer, dish washer and an electric oven and hob with an extractor over.

Lounge

16' 5" x 11' 1" (5.01m x 3.37m)

The lounge has a window and French doors to the rear elevation and a carpeted floor.

First Floor Landing

8' 1" x 8' 2" (2.46m x 2.48m)

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

14' 5" x 9' 5" (4.39m x 2.87m)

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

Bedroom Two

12' 10" x 8' 0" (3.92m x 2.44m)

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

Bedroom Three

9' 0" x 8' 1" (2.74m x 2.47m)

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

Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

The bathroom has an opaque window to the front elevation, a heated towel rail, tiled walls and a white modern suite with a WC, vanity basin and a P shaped bath with a mains shower and glass screen over.

Outside

With a block paved frontage providing parking for two vehicles. The rear garden is enclosed by perimeter fencing with a gate to the rear and also a timber shed installed in 2026. There is also a good space with a lawn and a patio area ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

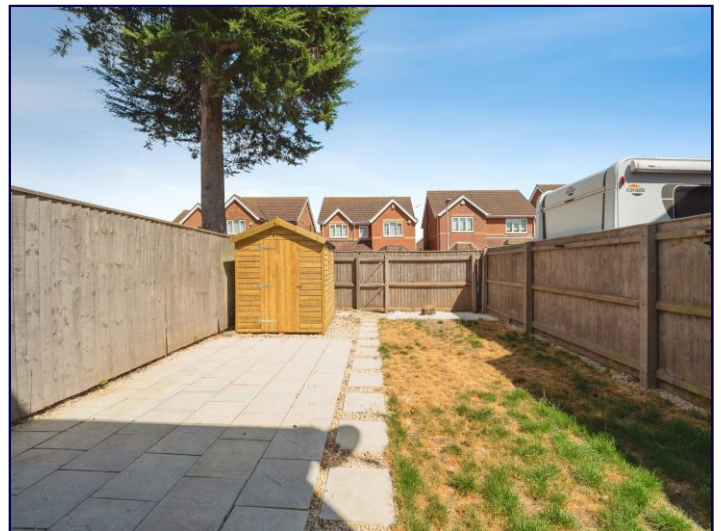
Services

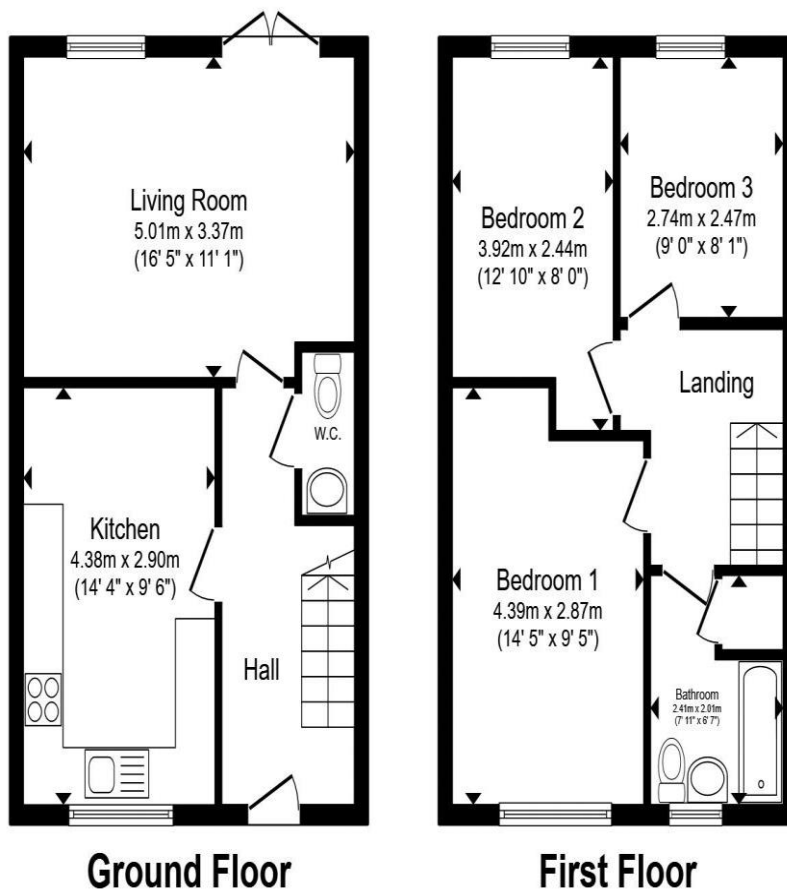
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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>





Total floor area 78.7 m² (847 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

