



# CROFTS ESTATE AGENTS

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



27 Oxford Street  
Cleethorpes  
DN35 8RE

Offers in the Region Of £149,950

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 :

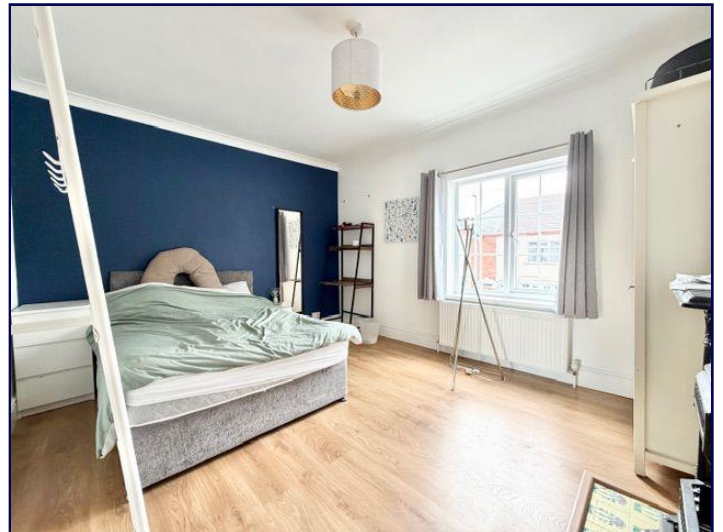
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Description

This well-presented three-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, second steppers, or savvy investors seeking strong rental potential and long-term growth. Ideally positioned close to Cleethorpes town centre, the property enjoys easy access to a wide range of amenities, reputable schools, and excellent transport links, while also being just a short stroll from the seafront and promenade. The accommodation is both spacious and versatile. The ground floor has been thoughtfully extended to the rear, creating a superb open-plan kitchen diner—perfect for modern living and entertaining. In addition, there are two further well-proportioned reception rooms, offering flexibility for a lounge and dining room. To the first floor, the property comprises three bedrooms along with a stylish, modern family bathroom fitted with a shower over the bath. Externally, the home continues to impress. The landscaped rear garden has been designed with low maintenance in mind, featuring fixed seating areas, raised planted beds, an AstroTurf lawn, and a combination of block paving and slabbed patio spaces—ideal for relaxing or hosting guests. With its sought-after location, generous living space, and attractive outdoor area, this property represents a fantastic opportunity for a range of buyers.

Early viewing is highly recommended to fully appreciate everything on offer.

### Entrance hall

8' 1" x 2' 11" (2.47m x 0.89m)

A short entrance hall has white decor and coving, wood laminate, uPVC frosted door from the porch and radiator.

### Lounge

14' 4" x 10' 4" (4.38m x 3.15m)

The lounge has a uPVC bay window to the front with blinds, wood laminate flooring, cream decor to coving, fixed shelving and storage, under stairs storage, radiator, pendant light and feature cast iron fireplace with tall wood surround.

### Sitting room

12' 3" x 13' 7" (3.74m x 4.15m)

A great extra reception room could be for dining if required. The room has uPVC window to the rear, white decor to coving, wood laminate floor, radiator, pendant light with stairs up to the first floor.

### Kitchen

17' 2" x 8' 3" (5.23m x 2.52m)

A galley style kitchen has cream wall and base units to both sides with the original cast iron stove still in place and exposed as a feature. The room has stainless one and a half sink, grey work tops, uPVC window to the side, black tiled floor, space for washing

machine, dryer, tall fridge freezer with integral oven grill and gas hob with extractor. The room is open plan through a brick arch to the dining area which could also be a seating area.

### Dining room

10' 10" x 8' 3" (3.30m x 2.52m)

Currently used as a dining room this area could be a nice seating area with double uPVC doors to the garden, uPVC window to the side, black tiled floor, half paneled wood walls with purple decor over and ceiling light.

### Stairs and landing

The wooden stairs with carpet treads turn 90 degrees to the landing which has wood laminate floor, white decor, loft access with pull down ladders to boarded out loft with Velux, there are two pendant lights and radiator on the landing.

### Bedroom One

11' 4" x 13' 8" (3.45m x 4.16m)

A large front bedroom has uPVC window to the front, wood laminate flooring, white and purple decor to coving, original cast iron fireplace and tiled hearth, radiator and pendant light.

### Bedroom Two

12' 5" x 10' 6" (3.79m x 3.19m)

The second bedroom has uPVC window to the rear, wood laminate flooring, green and white decor, pendant light and radiator.

### Bedroom Three

8' 5" x 8' 3" (2.56m x 2.51m)

A smaller third bedroom has wood laminate flooring, white decor, radiator, uPVC window to the rear and pendant light.

### Family Bathroom

8' 5" x 4' 8" (2.56m x 1.43m)

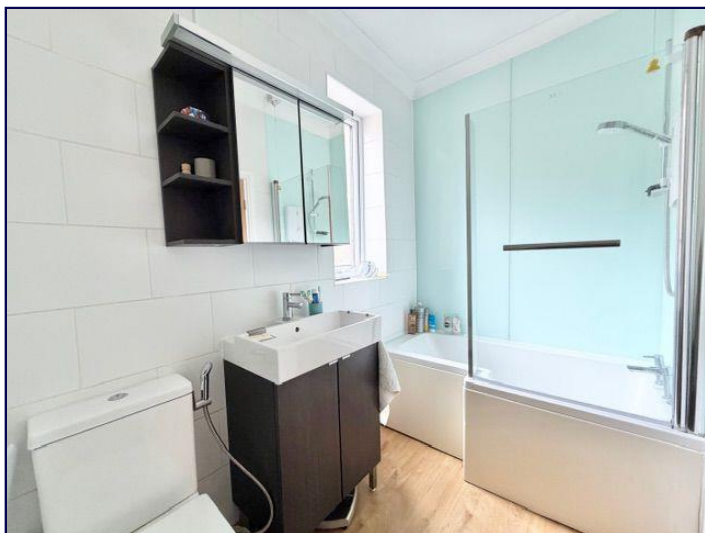
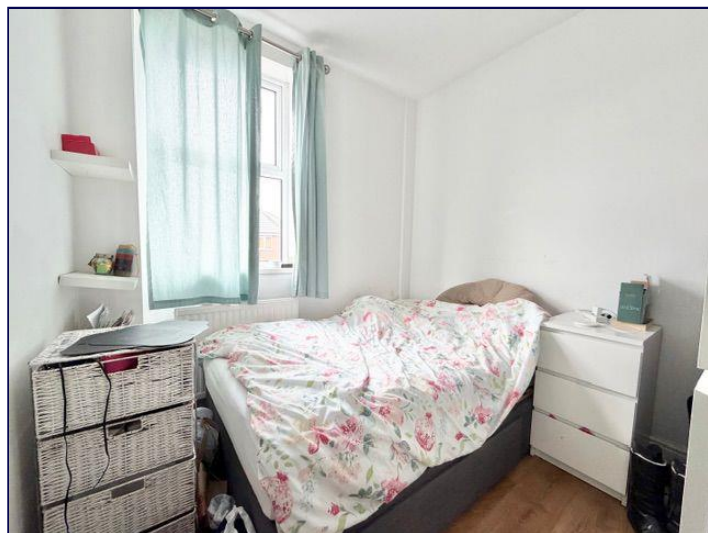
A modern bathroom has three piece white suite with P-shaped bath with glass screen and shower over, vanity sink and WC, the room has white tiles and aqua boarded splash backs, uPVC frosted window to the side, cream towel radiator, two down lights and extractor.

### Front garden

A small low maintenance concrete garden is enclosed with a low wall and iron gate to the pavement. There is a timber bin store. A covered porch keeps visitors dry whilst they wait at the door.

### Rear garden

The rear garden has been landscaped to create a perfect low maintenance entertainment area with astro turf grass, slab and block paved patio and paths, raised retained beds that have been landscaped all enclosed with high feather board fencing with a gate to the rear.



### 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 A: 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

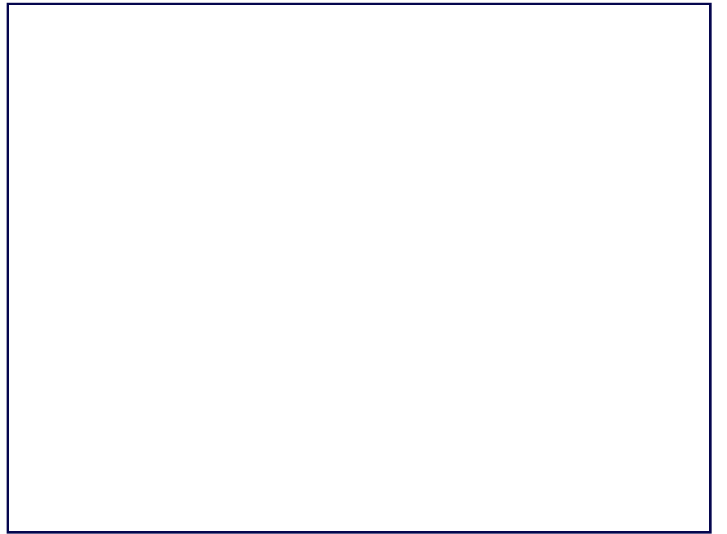
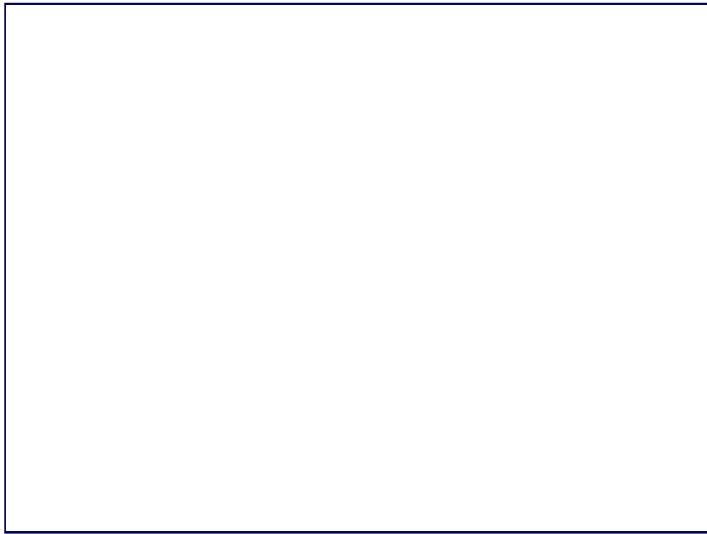
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### 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.**



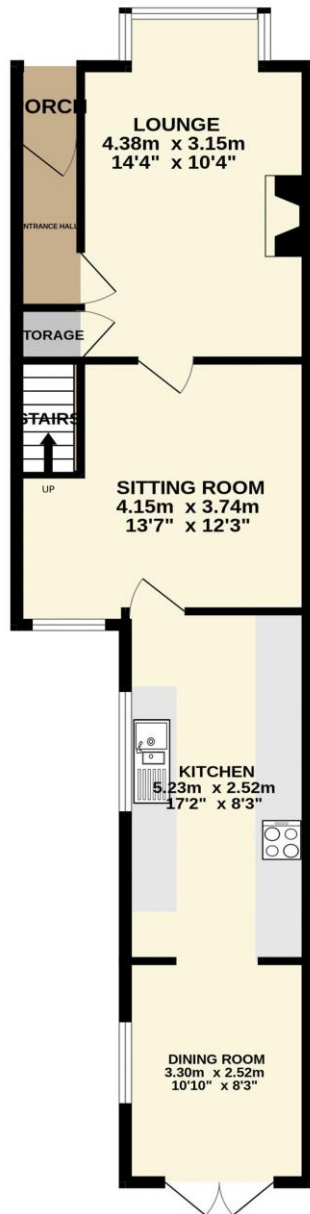


**OPEN 7 DAYS A WEEK**

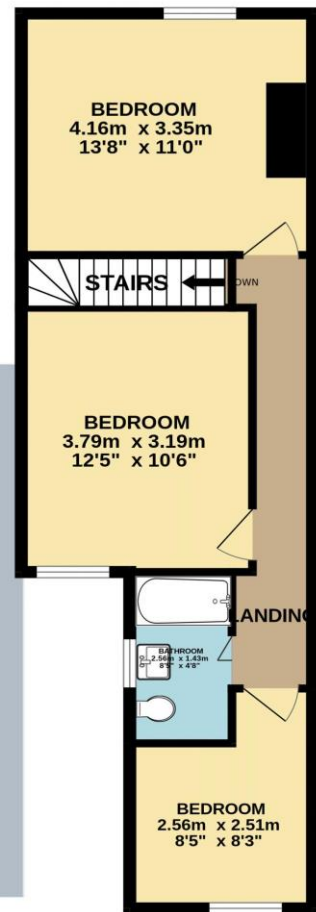
Monday to Friday  
Saturday  
Sunday

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

GROUND FLOOR  
55.7 sq.m. (599 sq.ft.) approx.



1ST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



# CROFTS

ESTATE AGENTS

CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

(.ft.) approx.  
n contained here, measurements  
sponsibility is taken for any error,  
should be used as such by any  
not been tested and no guarantee  
en.