



CROFTS ESTATE AGENTS

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



Lestrange Street

Cleethorpes
DN35 7HF

£164,950

Crofts estate agents are delighted to offer for sale this three bedroom semi detached property in this popular residential area of Cleethorpes, close to local amenities, schools and with good access to the A180 and Cleethorpes seafront. This lovely family home briefly comprises of an entrance porch, entrance hall, cloakroom, bay fronted lounge, living/dining room, kitchen and utility to the ground floor. To the first floor are three bedrooms and a family bathroom and steps leading up to the boarded out loft room which also has a roof window. uPVC double glazing and gas central heating. Front and rear gardens, detached garage and off road parking. Viewing is advised.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

uPVC decorative glazed entry door to the front elevation and window to the side. Inner door through to the hallway.

Hallway

uPVC double glazed window to the side. Staircase to the first floor. Central heating radiator.

Cloakroom

uPVC double glazed window to the side elevation. Fitted with low level w.c and a Ideal logic gas boiler.

Lounge

16' 3" into bay x 11' 3" (4.959m x 3.438m)
uPVC double glazed walk in bay window to the front elevation. Living flame gas fire with surround. Central heating radiator.

Sitting/Dining Room

18' 10" x 10' 3" (5.739m x 3.131m) maximums
uPVC double glazed window to the rear. Two central heating radiators. Coving and down lighting to the ceiling. Opens to kitchen.

Kitchen

13' 4" x 6' 4" (4.059m x 1.921m)
Entry door and single glazed window to the rear looking and entering the lobby / utility. uPVC double glazed window to the side.

Fitted with a range of wall and base units with contrasting work surfacing and having one and a half stainless steel sink and drainers. Integrated oven and four ring gas hob with chimney extractor over. Splashback tiling. Under lighting to the wall units.

Lobby/Utility

4' 10" x 7' 3" (1.473m x 2.207m)
uPVC door and window to the rear and a further window to the side. Plumbing for a washer and space for a dryer beneath roll edged work surfacing.

First Floor Landing

uPVC double glazed window to the side. Storage cupboard. Access to loft with fixed staircase.

Bedroom One

12' 1" x 11' 2" (3.691m x 3.404m)
uPVC double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

Bedroom Two

9' 0" x 9' 11" (2.731m x 3.015m) max
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

8' 11" x 7' 2" (2.710m x 2.186m)

uPVC double glazed window to the front. Central heating radiator. Fitted wall cupboards.

Bathroom

6' 7" x 5' 9" (2m x 1.741m)

uPVC double glazed window to the rear. Fitted with a panelled bath, wc and basin. Splashback tiling. Fitted extractor. Chrome effect central heating radiator.

Loft Room

10' 3" x 10' 3" (3.131m x 3.115m)

Having velux window, this room could create an ideal office.

Outside

The property has gardens to the front and rear elevations with the front garden having off road parking. To the rear there is a good sized garden which enjoys the majority of the days sun. Storage garage (non vehicular).

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.

Viewings

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

Council Tax Information

Band B: To confirm council tax banding for this property please view the website 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 seven days a week to arrange for your free valuation.

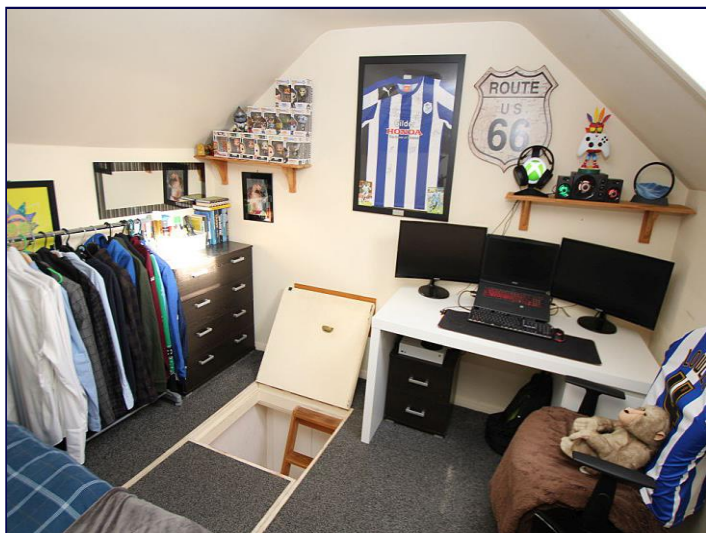
Property Management

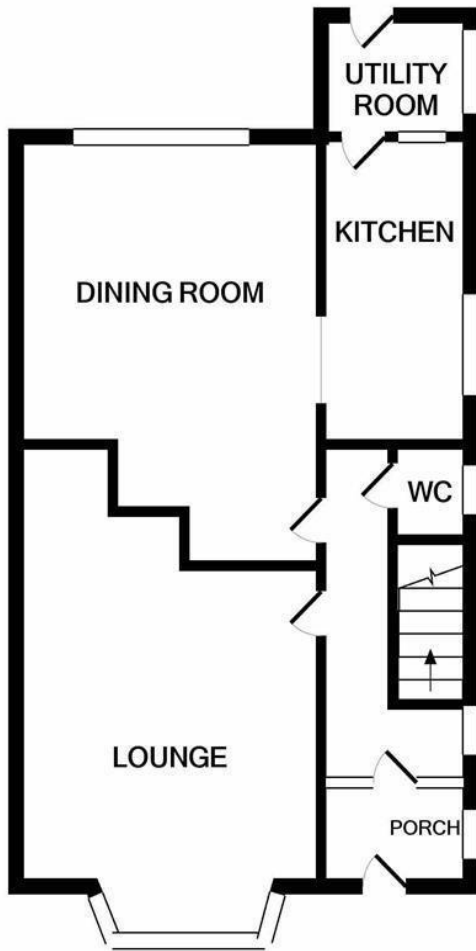
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

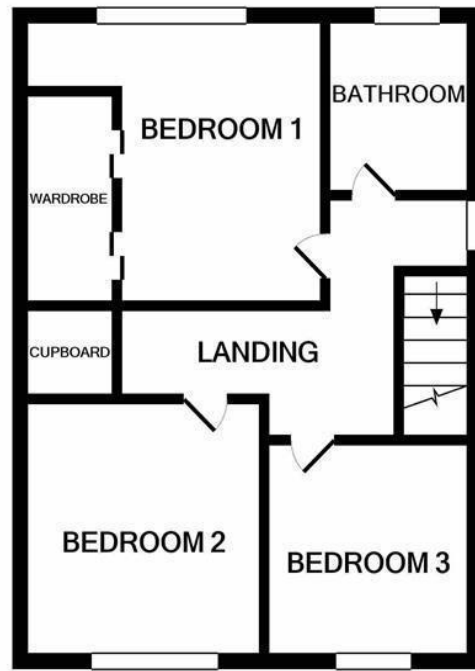
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		