



# CROFTS ESTATE AGENTS

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



## 36 Wendover Rise Cleethorpes DN35 8TR

Offers in the Region Of  
£175,000

Coming to the market with NO FORWARD CHAIN is this substantially built three bedroom semi detached house. In need of a scheme of improvement and modernisation, this property makes the perfect opportunity for buyers with cash to invest to make this property their own! Set on a QUIET-CUL\_SAC close to central Cleethorpes, parks, amenities and transport links this property ticks all the boxes for a family home with the internal space consisting of entrance hall, breakfast kitchen, lounge and dining room, stairs and landing to first floor, three double bedrooms, one large single and family bathroom. Outside the property has OFF ROAD PARKING with shared block paved drive to rear where a garage could be built on the substantially sized rear gardens.

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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



#### Entrance hall

13' 11" x 5' 9" (4.23m x 1.74m)

Entered from a covered porch area will tiled floor the entrance hall has uPVC frosted door and two windows, blue carpet, cream decor, large storage cupboard with potential for down stairs toilet with uPVC window, smaller storage cupboard, radiator and pendant light.

#### Kitchen breakfast room

14' 0" x 8' 2" (4.27m x 2.48m)

The kitchen breakfast room has wood units with light green work top over, white decor to the walls, stainless sink drainer, space for tall fridge freezer, cooker and washing machine, breakfast bar for two, cream vinyl floor, two uPVC windows and frosted uPVC door, radiator and two strip lights.

#### Lounge

11' 10" x 11' 9" (3.61m x 3.58m)

The lounge is spacious with large walk in uPVC bay window to the front, the room has blue carpet, white and blue decor to coving, ceiling light, radiator and gas fire.

#### Dining room

12' 2" x 10' 6" (3.71m x 3.19m)

Open plan to the lounge but with its own door from the hallway the dining room has uPVC window to the rear, blue carpet, neutral decor, radiator and pendant light.

#### Stairs and landing

The stairs and landing have blue carpet, cream decor, uPVC window to the side, pendant light and loft access.

#### Bedroom One

11' 8" x 11' 4" (3.56m x 3.46m)

The main bedroom has cream decor, blue carpet, radiator, pendant light and uPVC window to the front.

#### Bedroom Two

12' 2" x 8' 11" (3.70m x 2.71m)

A second double bedroom has uPVC window to the back with blind, grey carpet, neutral decor, radiator, pendant light and built in storage cupboard.

#### Bedroom Three

8' 11" x 8' 1" (2.71m x 2.47m)

A good sized single bedroom has uPVC window to the rear with blind, brown carpet, cream decor, pendant light and radiator.

#### Family Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

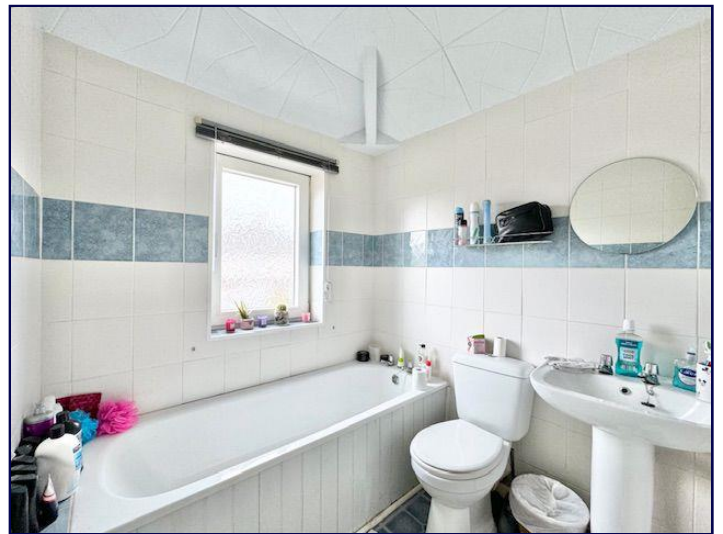
A nice family bathroom has three piece white suite with fully tiled white walls, frosted uPVC window to the front with blind, blue tile effect vinyl floor, radiator and ceiling light.

**Front garden and driveway**

The front of the property has a iron gated driveway with parking for one car on neat block paved driveway. There is also a shared drive with access to the rear where a garage could be built on the rear garden as per next door. The front has small lawn garden with low wall to two sides.

**Rear garden**

A large rear garden has concrete patio with gate to driveway with spacious lawn area with slab path down to two timber sheds.



**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.

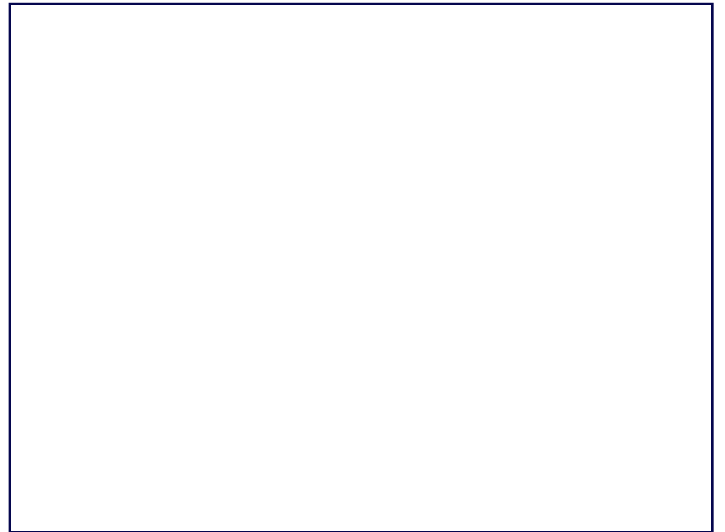
**Viewings**

Please contact the relevant marketing office and 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](http://www.voa.gov.uk/cti)



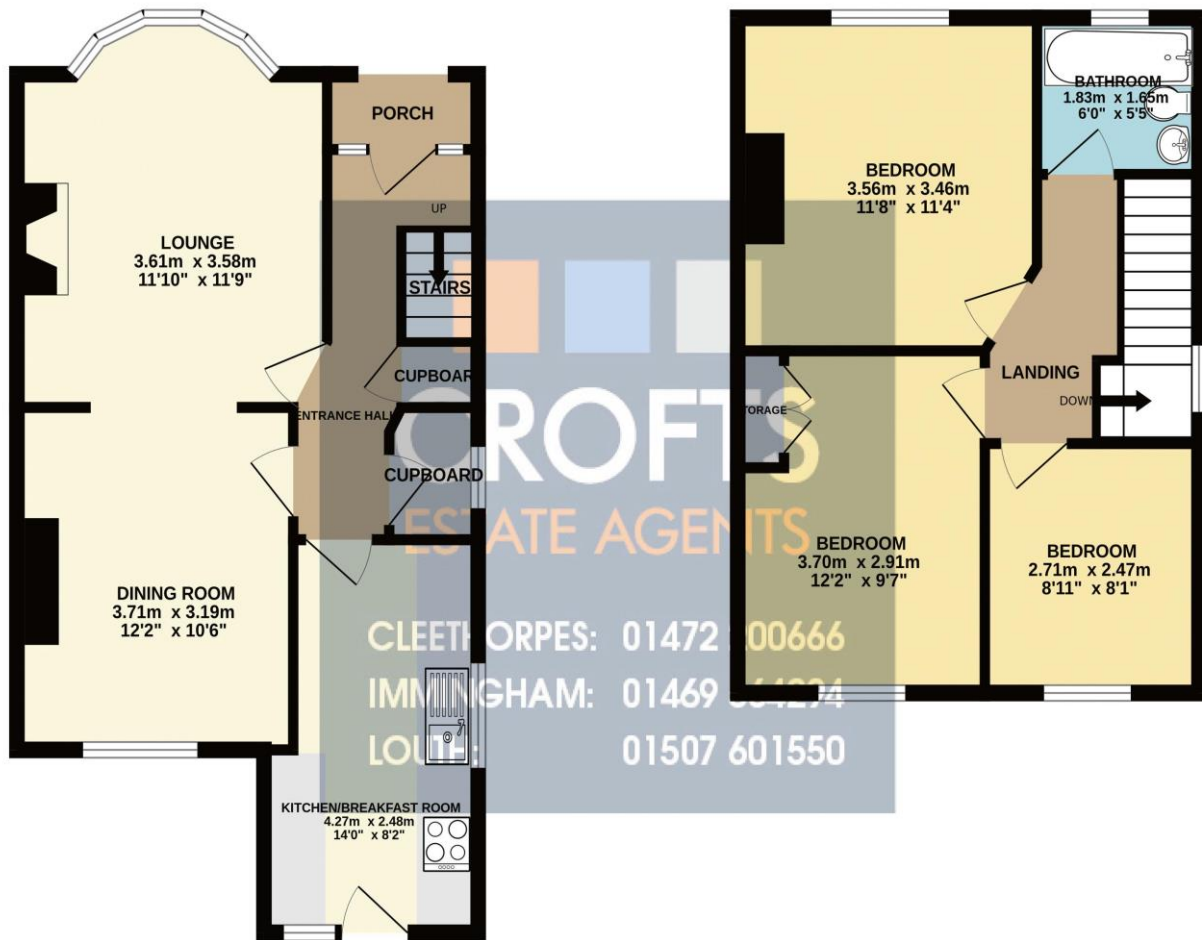


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
43.8 sq.m. (472 sq.ft.) approx.

1ST FLOOR  
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA : 82.3 sq.m. (886 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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