



# CROFTS ESTATE AGENTS

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CLEETHORPES  
01472 200666

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



**Lestrangle Street**

**Cleethorpes  
DN35 7HF**

**£114,600**

Offered for sale with no forward chain on the vendors side, we are pleased to be able to offer for sale this two/three bedroom mid terrace property which creates an ideal purchase for first time or investor clients alike. Set within this established location with local amenities only a short walk away, the property offers double glazing and gas central heating. Internally the accommodation comprises entrance porch, hallway, lounge, dining room, fitted breakfast kitchen, landing, shower room and three bedrooms (one being a box room/nursery). Front and good sized rear garden which has the advantage of a sunny aspect. Viewing is highly advised.

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)



#### Entrance Porch

Entry door to the front elevation. Inner uPVC double glazed door through to the hallway.

#### Hallway

With central heating radiator, the hallway has laminate flooring. Staircase to the first floor.

#### Lounge

10' 10" to the bay x 9' 10" (3.300m x 2.985m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Central heating radiator. Gas fire with surround. Double doors through to the dining room.

#### Dining Room

13' 1" x 13' 2" (3.992m x 4.005m) max

uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator. Gas fire with surround. Central heating radiator. Understairs storage cupboard.

#### Breakfast Kitchen

17' 4" x 8' 1" (5.286m x 2.456m) max

A lovely sized breakfast kitchen offering ample fitted cupboards with complimentary grey roll top work surface with inset stainless steel gas hob and oven with extractor fan over. Integrated fridge freezer. Inset to the work surface there is a coloured sink and drainer with chrome effect fittings. Plumbing for a washing

machine. uPVC double glazed window to side elevation and French doors to the rear. Central heating radiator.

#### First Floor Landing

With coving to the ceiling and picture rail to the walls. Loft access.

#### Bedroom One

10' 10" x 13' 1" (3.30m x 3.997m)

uPVC double glazed window to the front elevation. Decorative fireplace. Central heating radiator.

#### Bedroom Two

13' 1" x 7' 9" (3.993m x 2.361m)

uPVC double glazed window to the rear elevation. Central heating radiator.

#### Bedroom Three (Box Room)

6' 5" x 5' 1" (1.960m x 1.556m)

Storage cupboard housing the Logic gas boiler. Central heating radiator. uPVC double glazed window to the side. Suitable as a small nursery or home office.

#### Shower Room

5' 0" x 7' 9" (1.512m x 2.360m)

Fitted with a close coupled w.c, pedestal wash hand basin and shower cubicle with electric shower. Tiling to the walls.



**Outside**

The property benefits from front and rear gardens with the rear being of a good size and also enjoying the majority of the days sun.

**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 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**

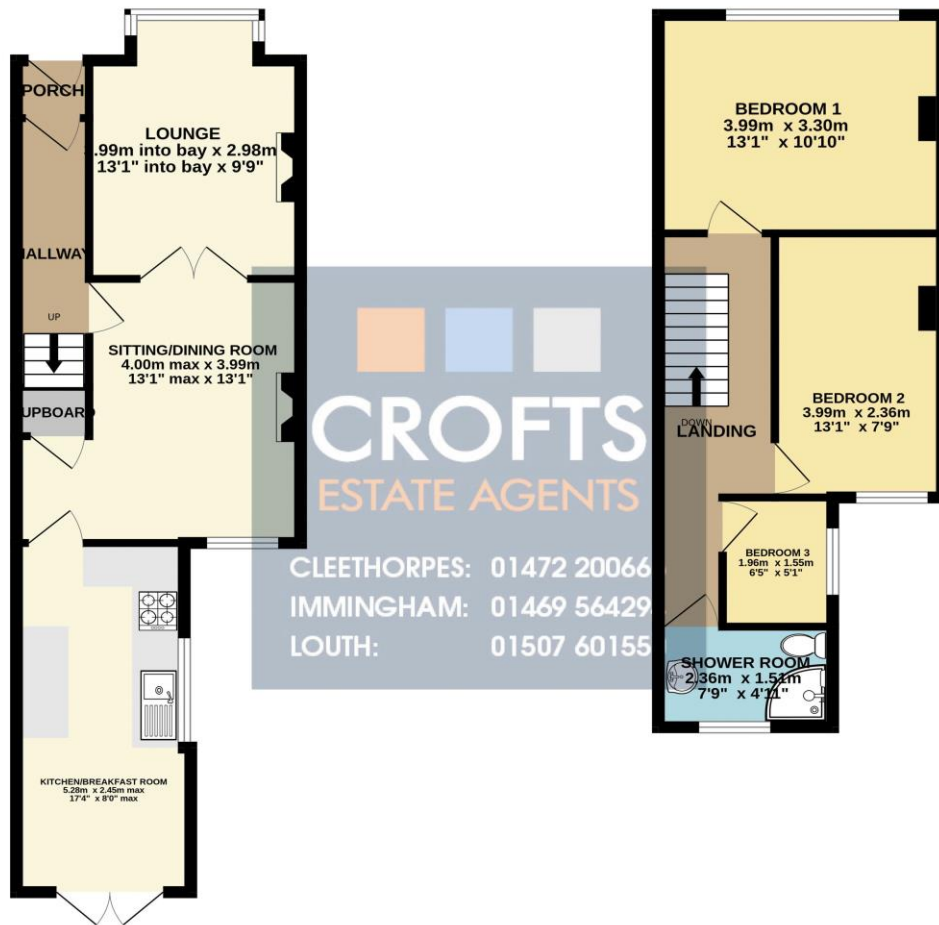
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
42.6 sq.m. (458 sq.ft.) approx.

1ST FLOOR  
37.4 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA: 79.9 sq.m. (860 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.