



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Suggitts Lane

Cleethorpes  
DN35 7JJ

£125,000

NO CHAIN - FANTASTIC REAR GARDEN - OFF ROAD PARKING - Crofts estate agents are delighted to offer for sale this substantial mid terrace property which is located within the town of Cleethorpes. Ideal for someone wanting to create a lovely family home, this property does require a scheme of modernisation but is priced to reflect. Located within close proximity to many local amenities, schools and the bridge within walking distance brings the popular seafront to a short walk. Internal viewing will reveal the lounge, sitting room, dining room, kitchen and shower room all to the ground floor. With three double bedrooms and the bathroom to the first floor. Externally there is a driveway for off road parking and the rear garden has a small area and then a gate leads to a further garden which needs to be seen to be fully believed.

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### Entrance Hall

Entering the property reveals a radiator.

### Lounge

12' 10" x 11' 4" (3.92m x 3.45m)

The lounge has a bay window to the front elevation and a radiator.

### Sitting Room

12' 6" x 11' 8" (3.81m x 3.56m)

The sitting room has a window to the rear elevation and a radiator. There is also access to the under stairs cupboard.

### Dining Room

12' 5" x 10' 2" (3.79m x 3.10m)

The dining room has a window to the rear elevation and a radiator.

### Kitchen

12' 7" x 8' 0" (3.84m x 2.44m)

The kitchen has dual aspect windows to the side and rear elevation, a radiator and a tiled floor. With a range of fitted units and a sink and drainer.

### Shower Room

4' 11" x 7' 2" (1.49m x 2.19m)

The shower room has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with an electric shower.

### First Floor Landing

The first floor landing has access to the loft.

### Bedroom One

12' 11" x 14' 10" (3.94m x 4.53m)

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

### Bedroom Two

9' 6" x 11' 9" (2.89m x 3.58m)

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

### Bedroom Three

10' 5" x 10' 4" (3.18m x 3.14m)

Bedroom three has a window to the rear elevation and a radiator. There is also a fitted cupboard.

### Bathroom

6' 11" x 7' 1" (2.11m x 2.16m)

The bathroom has an opaque window to the side elevation, a radiator and a suite with a WC basin and a bath.

### Outside

With a driveway to the front providing off road. The rear garden is made up of two halves with the first being a smaller area with a patio area and small lawn. A gate then provides access to the larger part which needs to be seen to be believed with a vast area with grass, trees and all enclosed by perimeter fencing. There is a right of access through the gate area for neighbouring property.

#### **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**

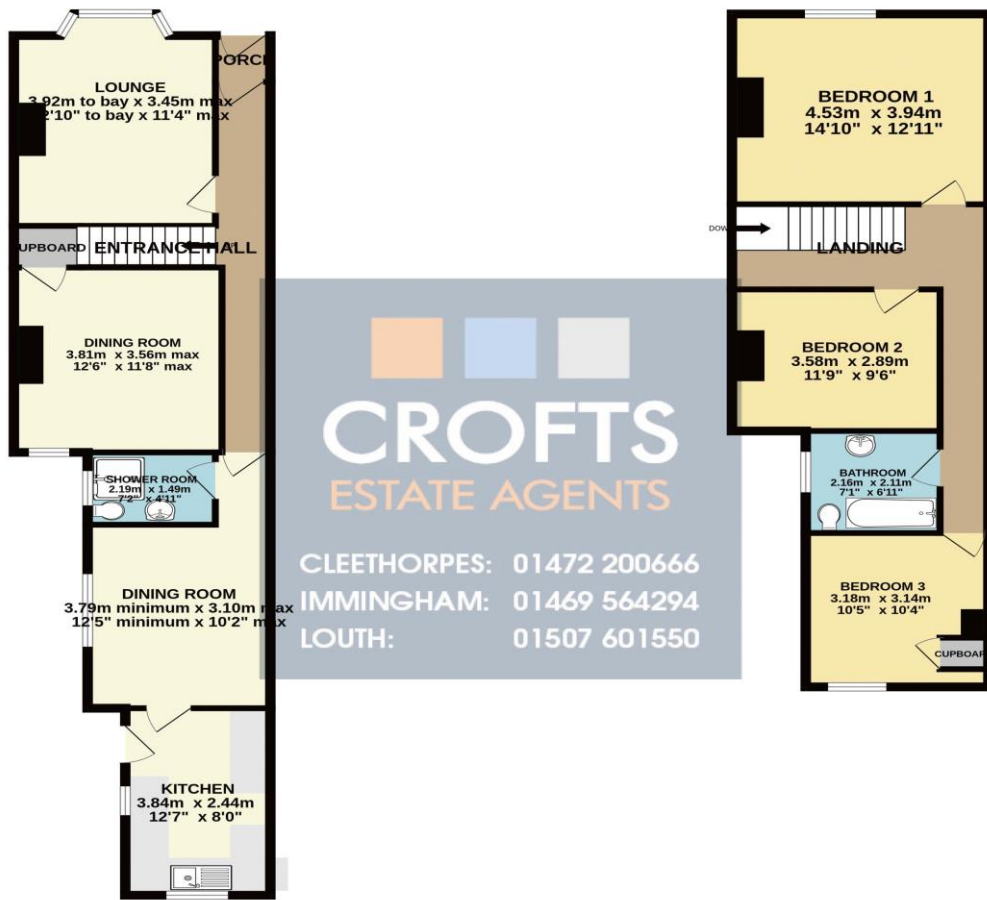
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
63.7 sq.m. (685 sq.ft.) approx.

1ST FLOOR  
53.1 sq.m. (571 sq.ft.) approx.



TOTAL FLOOR AREA : 116.7 sq.m. (1256 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		
69-80	C		77 C
55-68	D	62 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.