



# CROFTS ESTATE AGENTS

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



44 Leggott Way

Stallingborough  
DN41 8BB

Offers in the Region Of  
£159,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached bungalow located within the village of Stallingborough. Requiring a scheme of modernisation this property is sure to be popular and therefore comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge, kitchen, two bedrooms and the bathroom. Externally there are gardens and an abundance of off road parking and plenty of scope for extending should a buyer wish. The property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

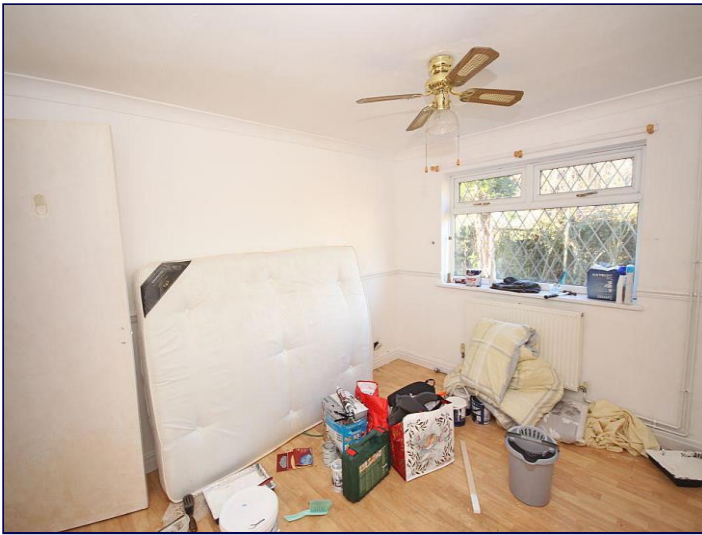
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#### **Entrance Hall**

Entering the property reveals coving to the ceiling, a radiator and laminate flooring. There is also access to a storage cupboard.

#### **Lounge**

15' 4" x 10' 8" (4.68m x 3.25m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### **Kitchen**

8' 10" x 9' 6" (2.68m x 2.89m)

The kitchen has a window to the rear elevation, door to the side, plumbing for a washing machine and a range of fitted units with a sink and drainer.

#### **Bedroom One**

11' 9" x 10' 8" (3.57m x 3.26m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There are also two built in cupboards.

#### **Bedroom Two**

9' 9" x 7' 9" (2.96m x 2.35m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### **Bathroom**

7' 2" x 5' 6" (2.18m x 1.67m)

The bathroom has an opaque window to the side elevation, a radiator, modern wall boarding and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

#### **Outside**

To the front there is a lawn and established shrubs and the driveway which provides an abundance of off road parking. The rear garden is a corner plot with plenty of space to extend if required and there is a lawn, patio and established shrubs.

**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.

**Viewing**

By appointment only, telephone 01469 564294

**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)

**Free Valuations**

We offer a free valuation with no obligation, just call the office on 01469 564294 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.

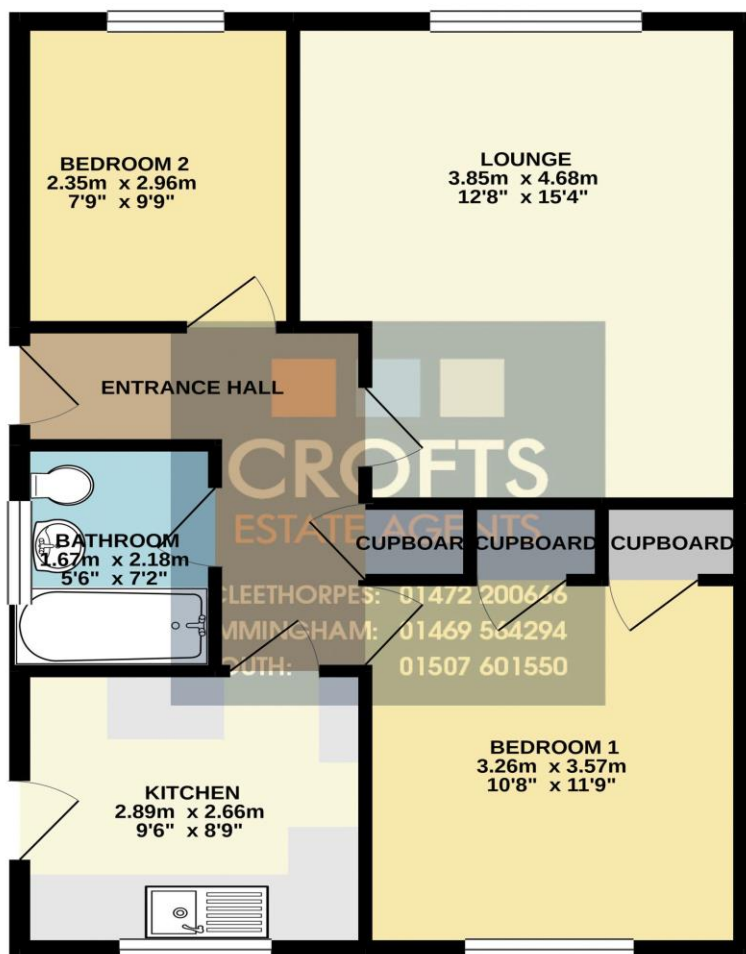
**Mortgage and Financial Advice**

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  
55.5 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 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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