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



**Oakdene Town Street
South Killingholme
DN40 3BT**

**Offers in the Region Of
£234,950**

Crofts estate agents are delighted to offer for sale this spacious detached property which is located within the village of South Killingholme. Occupying a good sized plot this property offers plenty of space inside and out and comes with viewing highly advised. Internal viewing will reveal the entrance hall, dining room, lounge, utility, cloakroom and bedroom with en-suite all to the ground floor. To the first floor there are three further bedrooms, one with an en-suite and the bathroom. The property benefits triple glazing and gas central heating. Outside there is a front garden with parking and the rear garden which is in two sections.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Through the entrance porch the entrance hall reveals coving to the ceiling, a radiator and tiled floor. There is also access to the under stairs cupboard.

Dining Room

12' 11" x 12' 0" (3.94m x 3.66m)

The dining room has a window to the front elevation, French doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

The lounge has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and carpeted flooring. There is also a feature fire place.

Kitchen

8' 6" x 13' 9" (2.60m x 4.19m)

The kitchen has windows to both side elevations, coving to the ceiling, a radiator and tiled flooring. There is also a range of fitted units with solid counter tops, a belfast sink, gas hob and double electric oven.

Utility room

The utility area has a window and door to the side elevation, a radiator and laminate flooring. There is also plumbing for a washing machine and dish washer, counter space and a fitted unit.

Cloakroom

4' 8" x 3' 0" (1.41m x 0.92m)

The cloakroom has an opaque window to the side elevation, a WC and laminate flooring.

Master

9' 4" x 9' 6" (2.84m x 2.89m)

bedroom

The master bedroom has a window to the rear elevation, a radiator and carpeted floor.

En-suite

4' 8" x 6' 6" (1.42m x 1.99m)

The en-suite has fully tiled walls, a radiator and laminate flooring. There is also a WC, basin and shower cubicle with electric shower. The boiler is also located in this room.

First Floor Landing

The first floor landing has laminate flooring.

Bedroom Two

12' 10" x 12' 0" (3.92m x 3.67m)

Bedroom two has a window to the front elevation, a radiator and carpeted floor. There is also built in storage.

Bedroom Three

13' 0" x 12' 0" (3.97m x 3.66m)

Bedroom three has a window to the front elevation, a radiator and laminate flooring. There is also built in storage.

Bedroom Four

8' 4" x 9' 6" (2.54m x 2.90m)

Bedroom four has a window to the rear elevation, a radiator and laminate flooring.

En-suite to bedroom four

8' 4" x 3' 10" (2.53m x 1.17m)

The en-suite has a window to the side elevation, a radiator and laminate flooring. There is also a WC, basin and shower cubicle with an electric shower and partially tiled walls.

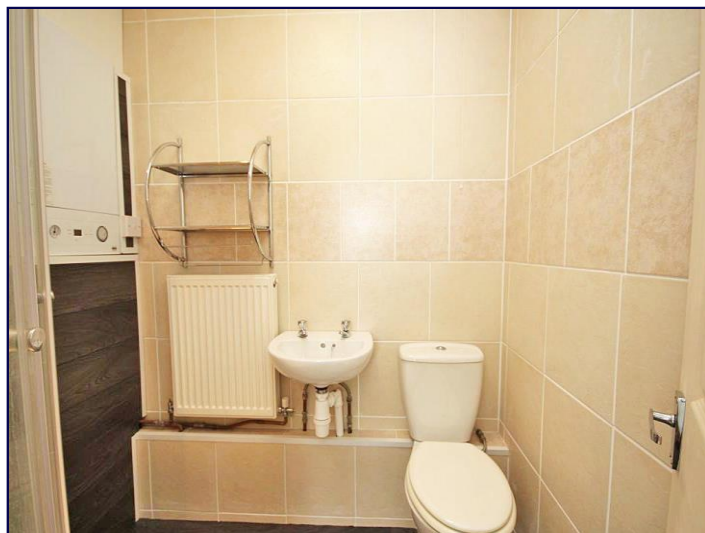
Shower Room

6' 2" x 5' 10" (1.89m x 1.78m)

The shower room has access to the loft, a window to the front elevation, heated towel rail, partially tiled walls and laminate flooring. There is also a WC, basin and shower cubicle with an electric shower. There is also a storage cupboard.

Outside

To the front there is a gate which reveals access to the driveway and decorative front garden. An electric roller shutter then opens to the reveal a continuation of the driving and the rear garden. The rear garden has a lawn and a patio area ideal for alfresco dining. There are established trees and shrubs and then a gate opens to the reveal a further garden which although over grown and wild, could provide a lovely area to grow your own fruit and vegetables.



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

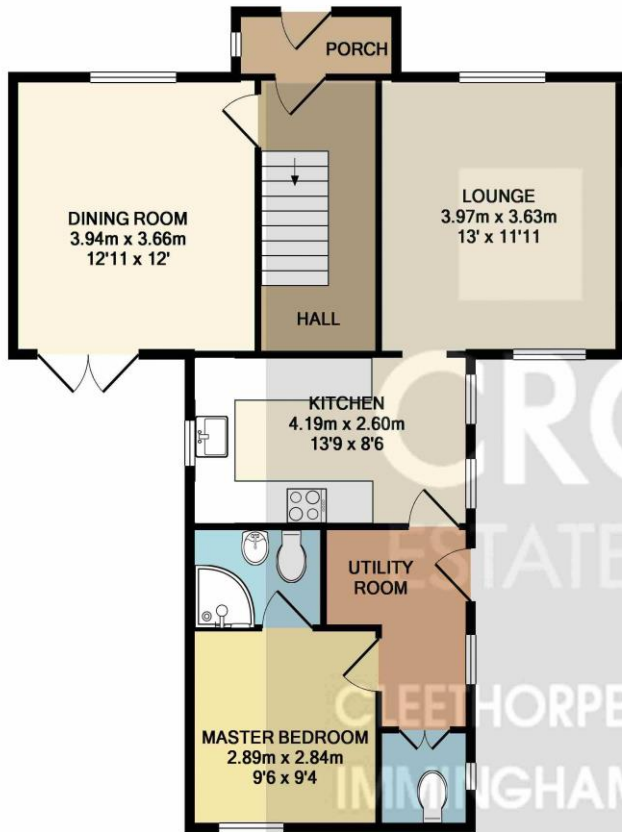
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



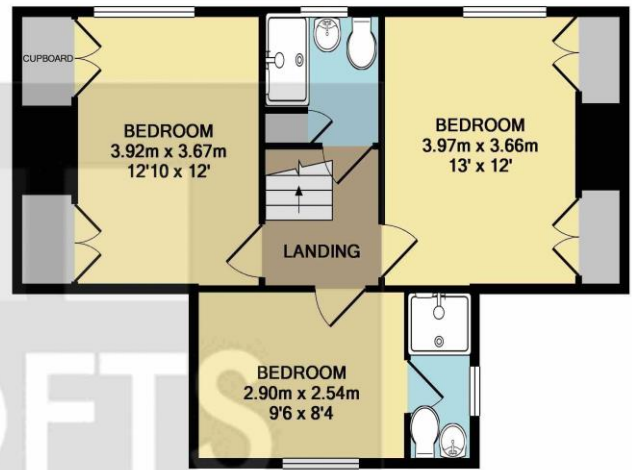


OPEN 7 DAYS A WEEK

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
APPROX. FLOOR
AREA 66.3 SQ.M.
(714 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.3 SQ.M.
(477 SQ.FT.)

CROFTS
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BIRMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL APPROX. FLOOR AREA 110.6 SQ.M. (1190 SQ.FT.)

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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