



# CROFTS ESTATE AGENTS

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



## St. Annes Avenue

North Somercotes  
LN11 7QY

Offers in the Region Of  
£165,000

Crofts estate agents are pleased to offer to the market this to bring to the market this extremely rare opportunity to acquire this well presented two double bedroom park home. Offering 12 month residency, the home is located within this secure gated community within the popular coastal village of North Somercotes. The property briefly comprises of entrance porch, dining area opening to the kitchen, living room, inner hallway, two double bedrooms and a bathroom. Outside the property has an open plan front and side garden, along with driveway creating off road parking for at least two to three cars and leading to the detached garage. Private garden to the rear creating a lovely space to sit and relax.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

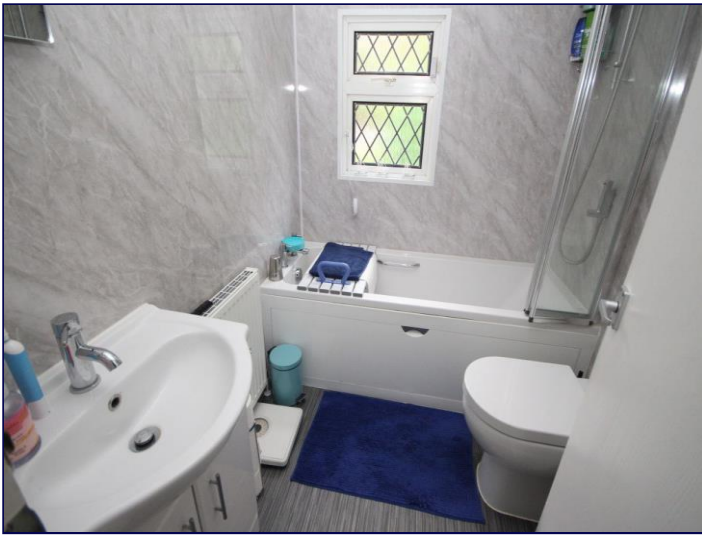
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#### Entrance Porch

uPVC entry doors to both the front and rear elevations. uPVC double glazed window to the side. Door leading into the dining area of the kitchen.

#### Dining Area

6' 9" x 8' 2" (2.045m x 2.487m)

Offering a uPVC double glazed bow window to the front elevation. Pleasantly presented and having laminate flooring. Central heating radiator. The dining area also opens through to the kitchen and has double doors to the living room.

#### Kitchen

10' 1" x 8' 2" min (3.067m x 2.485m)

With uPVC double glazed window to the side elevation, the kitchen is fitted with a range of wall and base units with complementary worksurfaces over incorporating a stainless steel single bowl sink unit with mixer tap and drainer. LPG gas cooker point with stainless steel chimney style extractor over. Attractive tiling to splash areas. Plumbing for washing machine. Wall mounted LPG gas central heating boiler. Door leading to the inner hall.

#### Living Room

14' 7" x 10' 11" (4.456m x 3.339m) max

Tastefully decorated and having uPVC double glazed bow window to the front elevation and a uPVC double glazed entry door to the side. Central heating radiator. Door leading to the inner hallway.

#### Inner Hallway

With laminate flooring and providing access to the bedrooms and bathroom.

#### Bathroom

5' 5" x 6' 6" (1.658m x 1.983m)

The bathroom is fitted with a modern three piece suite which comprises of a panelled bath with mains shower and screen over, close coupled w.c and a vanity wash hand basin. Central heating radiator. uPVC double glazed window to the aspect.

#### Bedroom One

13' 10" x 9' 6" (4.229m x 2.883m)

The principle bedroom has uPVC double glazed windows to both the rear and side elevations. Built in wardrobe. Central heating radiator.

#### Bedroom Two

11' 0" x 9' 6" (3.349m x 2.890m)

The second double bedroom has a uPVC double glazed window to the rear elevation. Built in wardrobe. Central heating radiator.

#### Outside

The property is set upon this good sized plot and great position within the development. To the front of the home you find an established flower bed with an abundance of mature plants, shrubs and flowers. Driveway for two to three cars and leading down to

the detached single garage which benefits from an up and over door as well as its own electric consumer unit for light and power. LPG calor gas storage tank beside the garage. The private rear garden can be accessed via two pedestrian gates. Raised timber decking area with spindle and balustrade surrounding. Artificial turfed section with paved patio. Gravelled area to the side with flowers and shrubs. A combination of timber fencing and mature hedging makes up the perimeters. Access to handy storage space below the park home. To the rear of the garden is an additional pedestrian gate which leads out to the woodlands at the rear.

#### **Additional Information**

The property is being sold as a freehold property however a service charge is payable at £1,693 per annum to Don Amott parks. Please note the purchase will pay 90% of the purchase price to the current seller and 10% of the purchase price to the site as commission.

#### **Tenure**

All interested parties are advised to make their own enquiries.

#### **Services**

All mains services with the exception of mains gas 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.

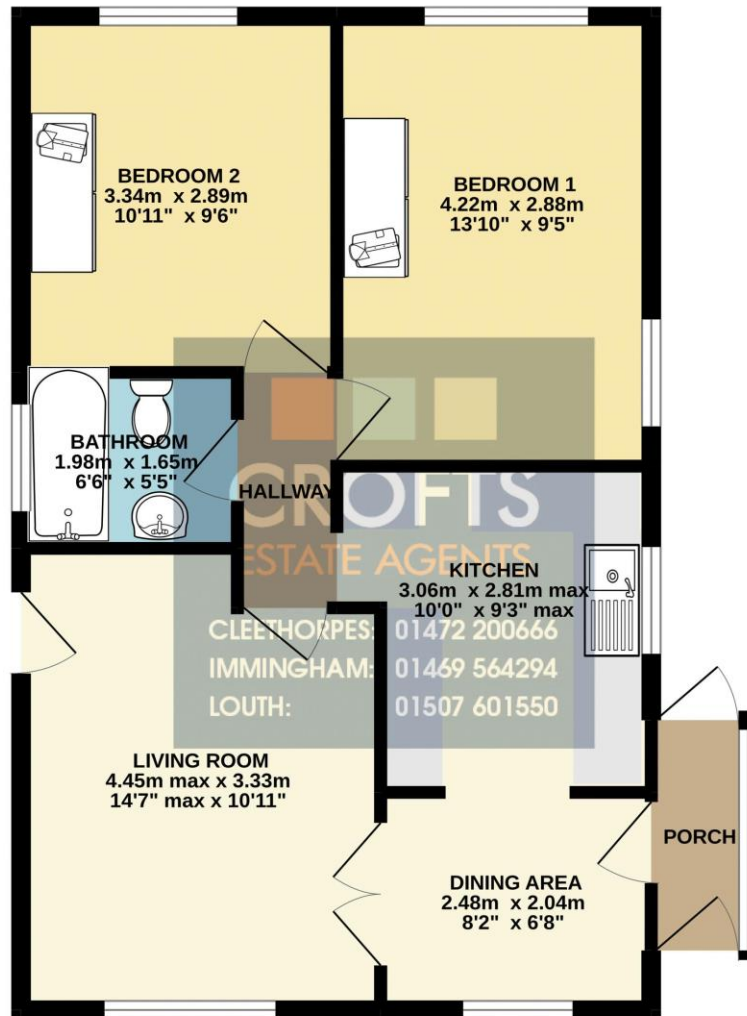
#### **Mortgage and Financial Advice**

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  
55.6 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 55.6 sq.m. (599 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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