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



**Bradley Close
Louth
LN11 8YL**

£179,950

The perfect 'TURN-KEY' two bedroom semi detached property situated on a popular residential development within walking distance to the town centre, schools and transport links. To the ground floor, there is an open plan lounge kitchen, finished to a high standard with a door leading into the rear, light conservatory which has modern decor, a tiled floor and double doors onto the rear garden. The first floor has two DOUBLE bedrooms and a modern bathroom/shower room. Outside boasts a private garden with patio area, lawn and a large shed plus the added benefit of a designated parking space to the side of the property. The property benefits from uPVC double glazing and gas central heating. Viewings are available immediately.

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 :

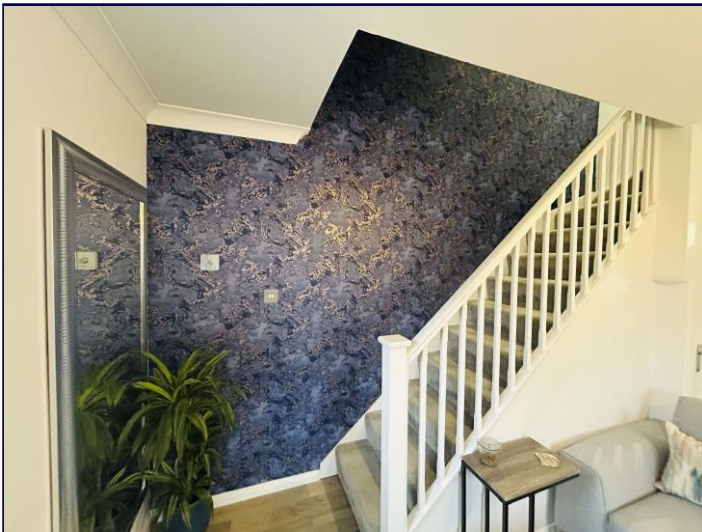
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Front

A well presented and low maintenance frontage with a low hedge boarder and decorative stones to surround. A uPVC door leading to:

Entrance Porch

As you enter the property, a practical porch provides space for shoes and coats.

Open plan living

12' 2" x 20' 11" (3.7m x 6.38m)

The open plan and spacious living space runs the full length of the property.

Sitting area

The three windows in the room make it a really nice bright space. The lounge area is over to the left hand side with room for a TV, sofas and side table etc. There is also a cupboard which is handy for storage.

Kitchen and dining area

To the right hand side there is a kitchen with dining area. The kitchen is modern with a white finish and has a fitted fridge freezer, electric oven/hob and microwave.

Conservatory

10' 6" x 10' 5" (3.21m x 3.18m)

The conservatory is accessed via the kitchen. A light room with tiled floor double doors which open onto the back garden. A lovely, useful space all year round.

First Floor Landing

Bedroom 1

9' 7" x 9' 8" (2.91m x 2.95m)

The main bedroom is a double sized room and is neutrally decorated throughout. There is a grey fitted carpet and storage cupboard located over the staircase. There is a uPVC window and a gas central heated radiator.

Bedroom 2

6' 8" x 11' 2" (2.04m x 3.40m)

The second of the bedrooms faces out over the back garden and again is a double and it benefits from a gas central heated radiator, rear uPVC window and also a modern neutral colour scheme.

Shower room

5' 10" x 7' 11" (1.79m x 2.42m)

Located at the top of the landing area, the shower room is a modernly finished room which is tiled throughout and benefits from having a airing cupboard. In Anthracite heated towel, corner walk in shower unit, toilet and wash basin.

Rear garden

A private fenced area providing a patio, lawn and large shed. There is also a useful space both sides of the conservatory to store wheelie bins and other outdoor equipment.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

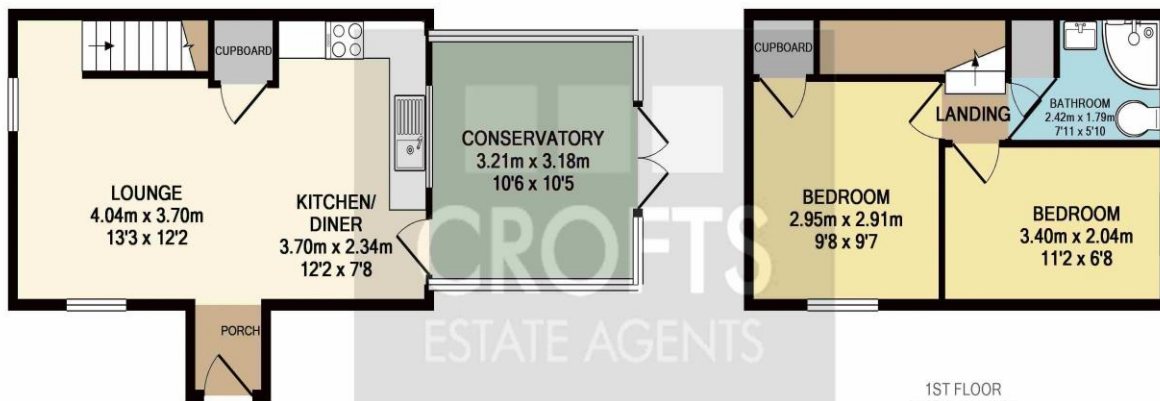
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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



GROUND FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)

CLEETHORPES: 01472 200666

BRIMMINGHAM: 01469 564294

LOUTH: 01507 401550

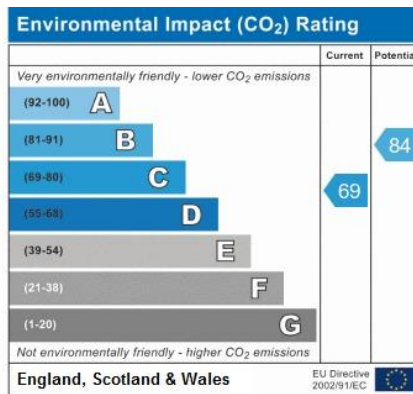
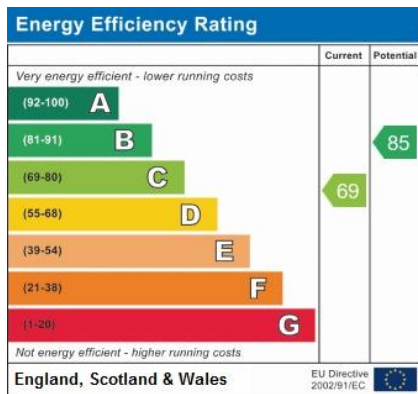
TOTAL APPROX. FLOOR AREA 58.9 SQ.M. (634 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 23.7 SQ.M.
(255 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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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)

