



CROFTS ESTATE AGENTS

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



Bank End

North Somercotes
LN11 7LN

Offers in the Region Of
£399,500

Without a doubt, in this agents opinion this is one of the finest examples of this type of property of the market today. This spacious FOUR bedroom detached bungalow offers an ideal purchase for a variety of buyers, from the family market through to the retiree. Refurbished throughout to a high specification which also includes all new floor coverings, new kitchen, new bathrooms, rewiring, central heating and landscaped gardens. This beautiful home briefly comprises entrance hallway, spacious living room, fitted kitchen, family bathroom and four good sized bedrooms with ensuite to the main. Set within this highly popular and well regarded village and located upon this excellent sized plot of around 0.28 acres. Oil fired central heating and double glazing. Viewing is highly advised on what will be a most popular property.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

With composite panel effect double glazed front door and matching side window, luxury LVT flooring, radiator, alarm control panel, deep built-in cloaks cupboard housing a radiator, down lighters, radiators, access to roof space.

Living Room

12' 4" x 30' 7" (3.752m x 9.330m)

With fireplace housing multi fuel stove, elongated radiators, two sets of uPVC double glazed patio doors and side windows, down lighting & fitted carpet.

Kitchen

12' 3" x 18' 5" (3.733m x 5.618m) maximums

With fully fitted kitchen in sage colour and having wall and base cupboards and drawers, quartz worktops, porcelain sink have mini sink & mixer tap, integrated CDA electric hob, extractor hood over, oven and grill, dishwasher and brand-new freestanding AEG washing machine, uPVC double glazed window with view of rear garden, uPVC double glazed door, radiator, Integrated CDA fridge & freezer, down lighters and luxury LVT floor covering

Bathroom

7' 0" x 14' 3" (2.124m x 4.354m)

With panel bath, large walk-in shower cubicle having splash panel lined walls, mains fed bar shower with dual shower heads, wash basin with cupboards below, quartz shelf and splash backs,

concealed system WC, shaver points, vinyl flooring, uPVC double window, down lighters, extractor fan & chrome elongated radiator/heated towel rail.

Bedroom One

11' 5" x 12' 11" (3.489m x 3.932m)

With uPVC double glazed window, radiator & down lighters.

Ensuite to Bed 1

11' 6" x 2' 10" (3.493m x 0.872m)

With vanity wash basin, splash panel lined shower having mains fed bar shower with dual shower head, close couple WC, chrome radiator/heated towel rail, down lighters and extractor fan, vinyl flooring, uPVC double glazed window and shaver points.

Bedroom Two

11' 6" x 12' 9" (3.509m x 3.878m)

With uPVC double glazed window, radiator fitted carpet and down lighters.

Bedroom Three or Sitting Room

11' 11" x 14' 3" (3.64m x 4.354m) max

With uPVC double glazed window, radiator, fitted carpet, downlights and mini circuit consumer unit.

Bedroom Four

7' 9" x 9' 9" (2.369m x 2.982m)

With uPVC double glazed window, radiator, fitted carpet and down lighters.

Outside

The property stands in a spacious plot of approximately 0.28 acres and at the front includes stone block paved driveway, shaped grass seeded lawn, semi mature trees & paved footpath. To the rear of the bungalow the large garden is mostly laid with grass seed and has an extensive paved patio with views of open pasture fields beyond and includes Worcester oil fired external boiler and PVC storage tank, cold water tap, external lighting all enclosed with timber fencing.

Garage

17' 11" x 9' 7" (5.46m x 2.93m)

With electric roller shutter garage door, power & lighting.

Tenure

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

Services

Property is understood to have mains water & electricity. Non-mains drainage. Oil fired central heating. Security alarm., 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 C: To confirm council tax banding for this property please view the website 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 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.

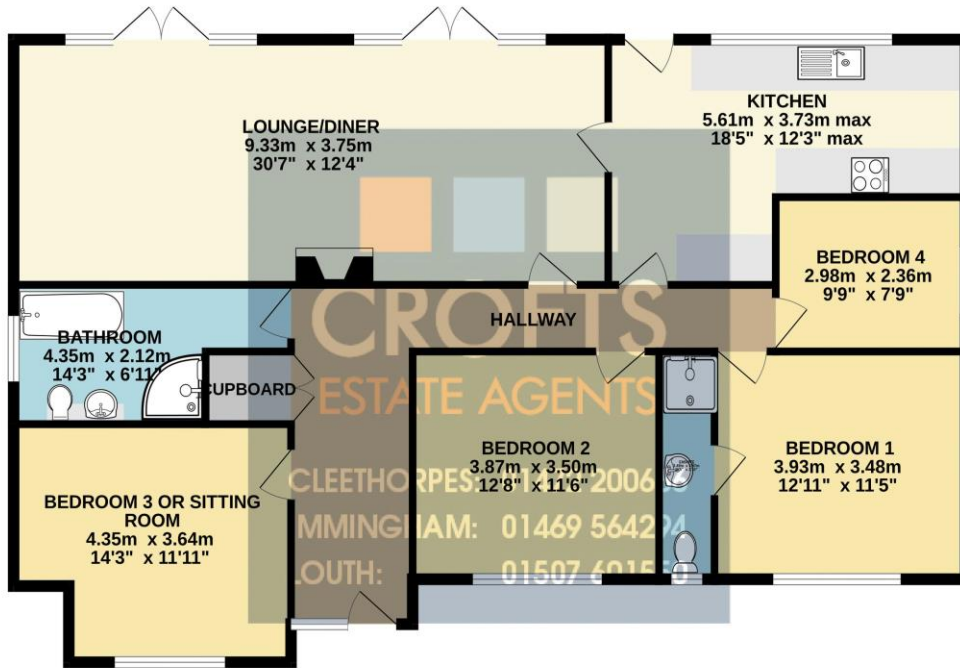
Mortgage and Financial Advice

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
128.4 sq.m. (1382 sq.ft.) approx.



TOTAL FLOOR AREA: 128.4 sq.m. (1382 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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