



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Mereside Jubilee Road
North Somercotes
LN11 7LH

£325,000

This deceptively large three bedroom link detached bungalow lies in this ever popular village of North Somercotes, found just off Jubilee road with easy reach of amenities and neighbouring villages. Offered for sale with NO FORWARD CHAIN, the property resides in fantastic mature private gardens and also has the benefit of a large workshop and separate storage room in the grounds. The bungalow could benefit from some updating but is very tidy and well maintained and does offer great, flexible living accommodation for potential purchasers. Accommodation is comprised of: Entrance hallway with loft hatch and radiator, Lounge dining room, fitted kitchen, sun room, three bedrooms, modern wet room suite and integral garage. Outside, the property is approached by a long driveway and established front garden with stocked borders. The rear garden is perhaps the most impressive having an extensive mature plot which provides scope for extending and fantastic space for entertaining or al fresco dining. There is a large workshop which has potential for conversion, plus a sectional storage room.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

An "L" shaped hallway, with loft hatch and radiator

Lounge dining room

19' 6" x 21' 10" (5.95m x 6.66m)

A large open plan "L" shaped room with two uPVC windows to front, fireplace and radiator

Kitchen

11' 6" x 10' 6" (3.499m x 3.195m)

uPVC door and window to rear leading to sun room. built in cupboard, range of fitted units with hob, integral oven and sink unit

Sun room

5' 6" x 11' 8" (1.688m x 3.55m)

uPVC window to side and rear, uPVC rear entrance door, door to side leading to integral garage

Bedroom One

11' 5" x 10' 6" (3.49m x 3.2m)

uPVC window to rear, radiator

Bedroom two

10' 7" x 9' 6" (3.216m x 2.9m)

uPVC window to side, radiator

Bedroomthree

9' 7" x 8' 10" (2.912m x 2.69m)

uPVC window to side, radiator

Wet room

6' 4" x 7' 10" (1.93m x 2.386m)

uPVC window to side, wash basin, low flush w/c and shower

Garage

20' 2" x 8' 8" (6.138m x 2.65m)

up and over door, wall mounted combi boiler, uPVC window to rear.

Cloakroom

3' 8" x 2' 7" (1.12m x 0.79m)

uPVC window to rear, low flush w/c

Workshop

17' 11" x 15' 0" (5.47m x 4.57m)

double doors to rear, door to front, window to side, light and power

Store room

15' 5" x 7' 10" (4.7m x 2.4m)

door to front, window to side

Outside

The property is approached by a long driveway and concrete front garden with established borders. The rear garden has a paved patio and huge lawned garden/ paddock with detached brick outbuilding and concrete sectional storage room. A large mature private rear plot



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

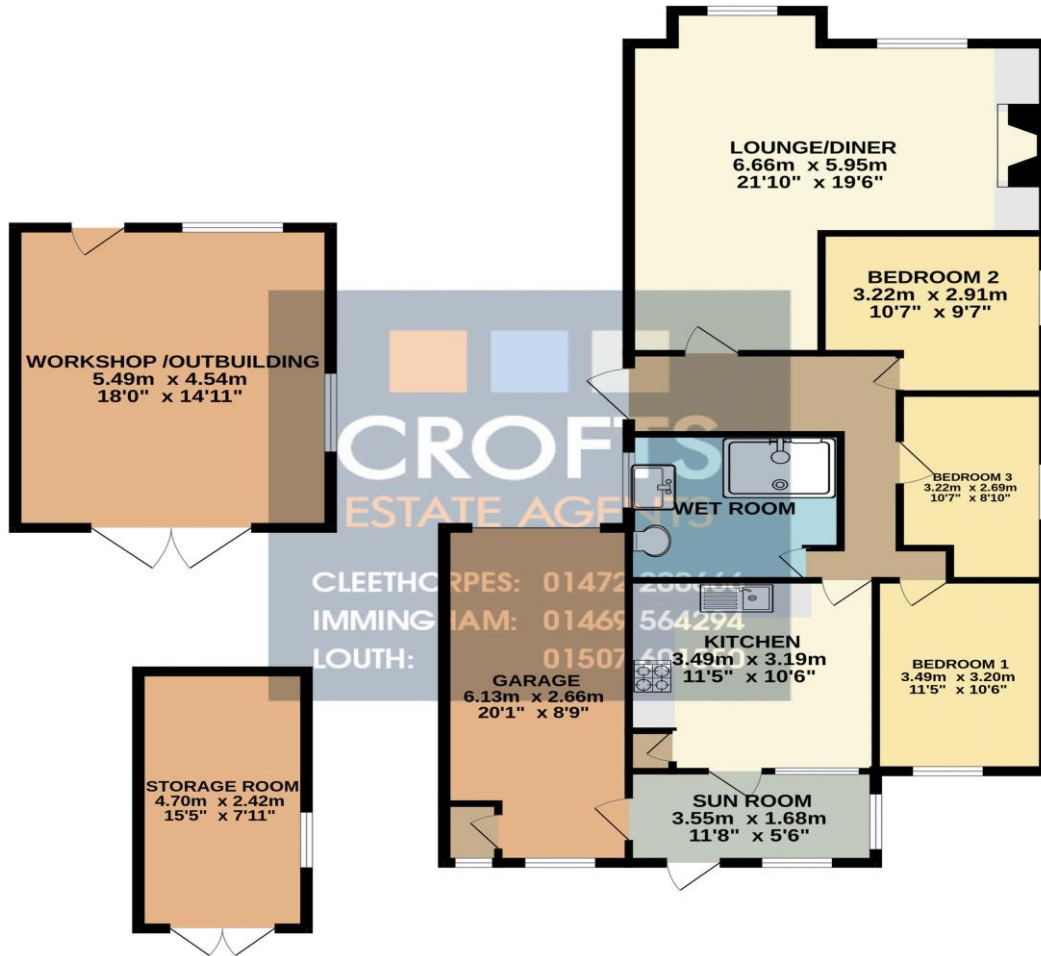




OPEN 7 DAYS A WEEK

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
138.6 sq.m. (1492 sq.ft.) approx.



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TOTAL FLOOR AREA : 138.6 sq.m. (1492 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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