



# 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



## Woolpack Meadows

North Somercotes  
LN11 7QG

Offers in the Region Of  
£156,950

NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER OR INVESTOR - Crofts estate agents are delighted to offer for sale this fresh and neutral end of terrace property which is located within a popular village location. With rents around £ pcm this would make an ideal investment or indeed a lovely family home for a young family. The village has a variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, three bedrooms and the bathroom. With parking for two vehicles and a small low maintenance area to the front and tidy little rear garden, this property also benefits from uPVC double glazing and OIL central heating.

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 :

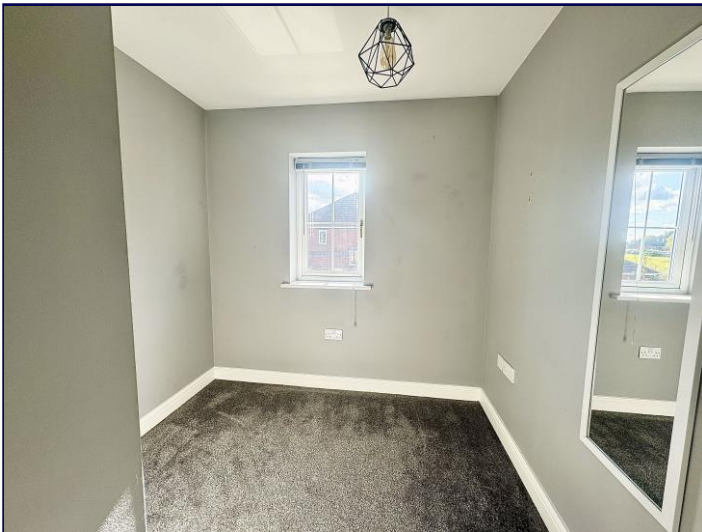
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immingham@croftsestateagents.co.uk

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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance Hall

The entrance hall reveals a window to the front elevation, a radiator and vinyl flooring.

#### Lounge

13' 4" x 14' 0" (4.07m x 4.27m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There are also double doors to the kitchen and access to the under stairs cupboard.

#### Kitchen/Diner

10' 8" x 17' 3" (3.26m x 5.26m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and an electric oven and hob. There is also space for a dining table and chairs.

#### WC

5' 10" x 2' 8" (1.77m x 0.81m)

The WC has vinyl flooring, a WC and basin.

#### First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

#### Bedroom One

13' 5" x 9' 5" (4.10m x 2.87m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

#### Bedroom Two

10' 9" x 10' 1" (3.27m x 3.07m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

#### Bedroom Three

8' 7" x 7' 6" (2.62m x 2.29m)

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

#### Bathroom

6' 9" x 6' 9" (2.05m x 2.06m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath with a glass shower screen.

#### Outside

With parking for two vehicles to the front and a small low maintenance area. There is also a path to the side of the property leading to the rear garden through a gate. The rear garden is enclosed by perimeter fencing with a lawn and a patio area ideal for alfresco dining.

### 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, all viewings are strictly by appointment only please.

### Council Tax Information

Band B: 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.

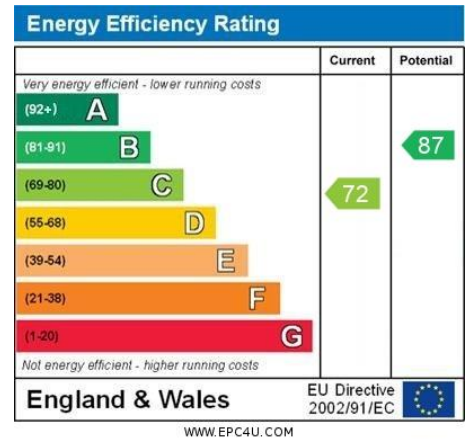
### Property Management

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

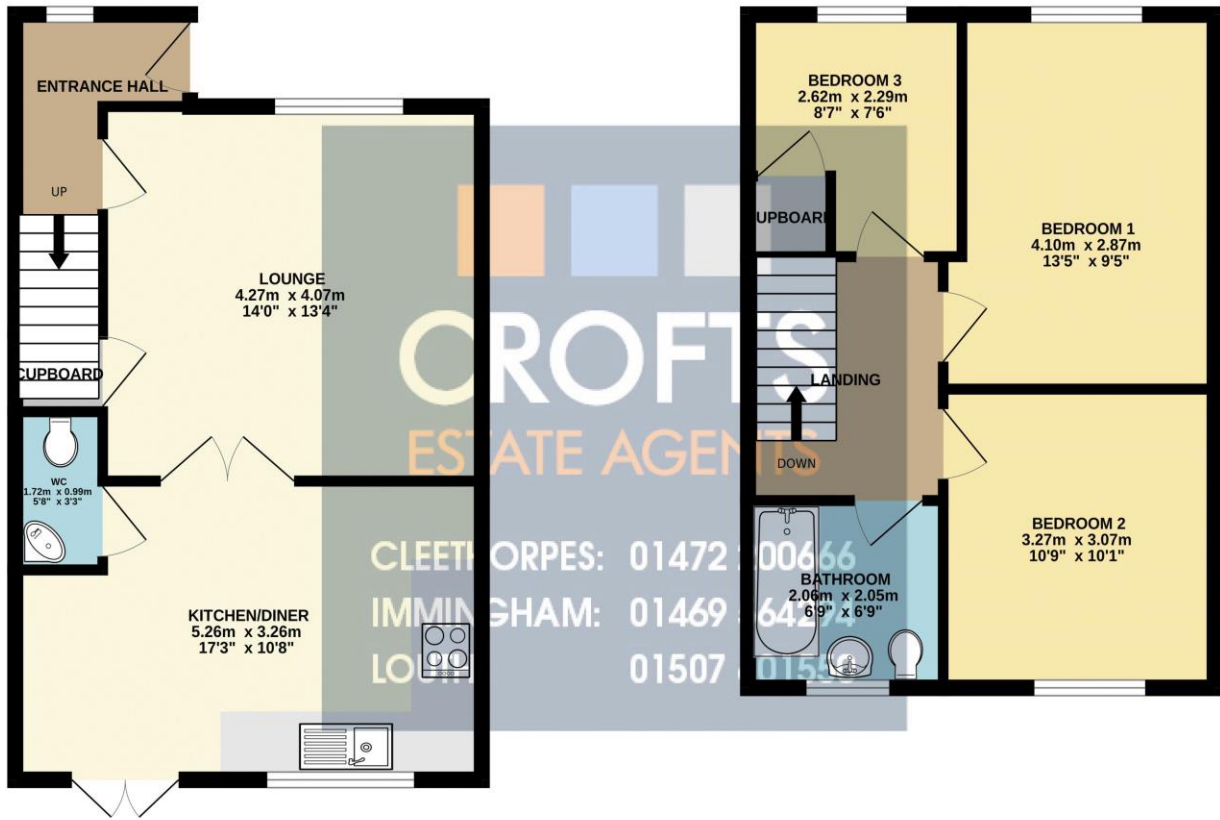
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
40.5 sq.m. (436 sq.ft.) approx.

1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (850 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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