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CLEETHORPES
01472 200666

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



Carters Garth Close

**Grainthorpe
LN11 7HY**

£230,000

This spacious semi detached residence is ideal for first time buyers and families, residing within a generous plot to the front and rear within the semi rural village of Grainthorpe. The property has a large garage / workshop in its grounds as well as a lovely summerhouse ideal for entertaining during the summer months, both have light and power. Internally, the property offers spacious and well presented living accommodation throughout, which can only be fully appreciated upon internal viewings. Living accommodation is comprised of: Entrance hallway, Lounge, large conservatory, dressing room / office, open plan fitted breakfast kitchen, Three spacious double bedrooms and modern bathroom suite. Full 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 :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

uPVC door to front opens into entrance hall, stairs to first floor landing. Radiator, tiled floor

Dressing room/ study

6' 7" x 8' 6" (2.006m x 2.585m)

uPVC double glazed windows to front and side. Radiator

Lounge

17' 1" x 13' 8" (5.200m x 4.167m)

uPVC window to front, radiator, laminate floor, uPVC french doors to rear leading into conservatory

Conservatory

12' 6" x 8' 10" (3.807m x 2.688m)

uPVC double doors to side leading to rear garden. Fantastic space overlooking the private rear garden. Modern flooring, radiator

Fitted kitchen

9' 6" x 16' 9" (2.906m x 5.110m)

uPVC side door leading to outside, uPVC window to rear, uPVC window to side. Range of modern fitted units, incorporating double oven, sink unit with draining board, induction hob with extractor, plumbing for a washing machine and dishwasher, breakfast bar and radiator

First Floor Landing

uPVC window to front

Bedroom 1

9' 11" x 14' 1" (3.031m x 4.286m)

uPVC window to rear, radiator, alcove providing space for dressing area. Width measurement includes alcove

Bedroom 2

9' 11" x 13' 11" (3.027m x 4.241m)

uPVC window to rear, radiator

Bedroom 3

7' 3" x 10' 5" (2.201m x 3.168m)

uPVC window to front, radiator

Bathroom

5' 0" x 6' 8" (1.521m x 2.029m)

Opaque uPVC window to front, P shaped panelled bath with overhead shower attachment and shower screen. Close coupled w/c, pedestal wash basin, tiled walls, radiator

Garage

15' 2" x 18' 6" (4.63m x 5.634m)

Electric roller door, uPVC double doors to front. Light and power

Summerhouse

9' 9" x 13' 10" (2.967m x 4.207m)

Double doors to front, light and power, a great space for entertaining

Outside

Large paved driveway to the front providing off road parking for multiple cars, space for motor home or caravan. Driveway continues to the side of the property leading to the detached garage and rear garden. Rear garden is an excellent entertaining space, with raised wooden summerhouse and large lawn and decorative slate borders. Enclosed by hedge boundaries to all sides, giving great privacy.

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 A: 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
95.5 sq.m. (1028 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 138.2 sq.m. (1487 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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