



CROFTS ESTATE AGENTS

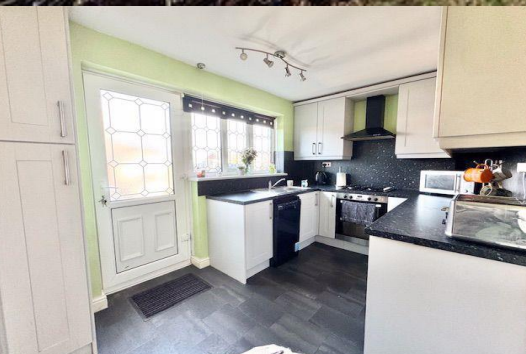
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Goodwood Close

Louth
LN11 0YN

Offers in the Region Of
£170,000

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom semi detached house. Occupying a generous corner plot with extended side garden and parking, this property has a good layout and useful storage cupboards. Briefly consisting of entrance hall, utility room, kitchen with French doors to dining, open plan lounge, stairs and landing, three bedrooms and first floor bathroom with shower over the bath, this property makes the perfect step two move with good locality to amenities, schools and parks. Outside the property has good sized south facing gardens with parking provided on beat block paved driveway plus extended single brick garage.

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 :

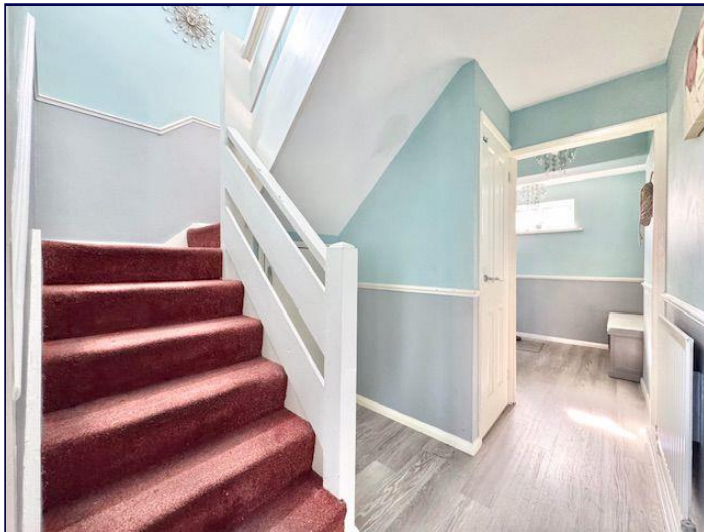
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

4' 0" x 7' 11" (1.22m x 2.42m)

A spacious extended entrance has grey and blue decor with dado rail, two storage cupboards, uPVC window and frosted front door. radiator, grey wood effect vinyl floor and three pendant lights.

Kitchen

7' 5" x 11' 5" (2.25m x 3.48m)

A matte grey kitchen has wall and base units to three sides of the room with charcoal colour work tops and sink drainer over. There is an integral gas hob with extractor, low level fridge, oven grill and space for a slimline dishwasher. The room has uPVC window and blind to the rear, uPVC frosted door, grey tiled floor, green decor, and ceiling light.

Dining room

12' 2" x 9' 8" (3.70m x 2.95m)

With glazed French doors from the kitchen the dining room has white decor to coving with feature wall, wood laminate flooring, radiator, uPVC window to the rear with blinds, fan light and is open plan to the lounge.

Lounge

11' 8" x 11' 5" (3.56m x 3.49m)

Open plan to the dining room the lounge has uPVC window to the front with blinds, white decor to coving with feature wall, wood

laminate flooring, feature fireplace with wood surround, cream marble inset and hearth and electric fire, radiator and pendant light.

Stairs and landing

Returning 180 degrees past a uPVC window, the stairs and landing have grey and blue decor with dado rail, built in storage, loft access and ceiling light.

Bedroom One

11' 9" x 11' 3" (3.59m x 3.44m)

With grey carpet, grey decor to coving, pendant light, radiator and uPVC window to the front.

Bedroom Two

7' 5" x 10' 8" (2.26m x 3.24m)

With blue decor, beige carpet, uPVC window to the rear, ceiling light and radiator.

Bedroom Three

5' 5" x 12' 5" (1.64m x 3.79m)

With cream decor, brown carpet, radiator and uPVC window to the front.

Family Bathroom

5' 2" x 10' 6" (1.58m x 3.19m)

The bathroom has P-shaped bath with shower and curved glass screen over. There is a matching white WC and sink, brown aqua

boarded walls, cream cloudy footing tiles, two frosted windows to the rear, five down lights, extractor and chrome towel radiator.

Rear garden

The rear garden is an enclosed slab courtyard garden with wall and gate to the side garden and wall the other side.

Front and side garden

The front and south facing side garden are all screened by thick mature 8-10 feet high conifer trees with iron gate access. The garden area is laid to lawn with various bushes planted. A concrete path leads to the front door and door to the side gate and garage.

Garage and driveway

A single brick garage with up and over door to the front has previously been extended and now offers work bench and space to one side. The garage has power and light. In front of the garage is a neatly block paved driveway with space for multiple cars with iron gates to the roadside and retained from the side garden by a low wall with steps up to the lawn and path.

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

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.

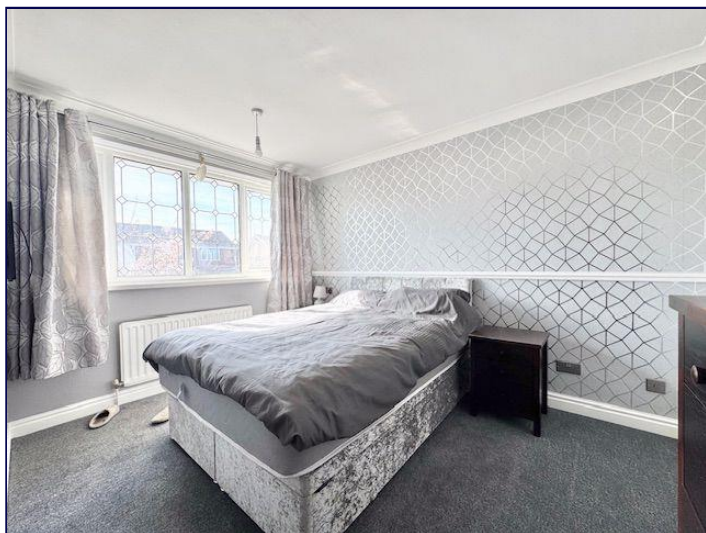
Property Management

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

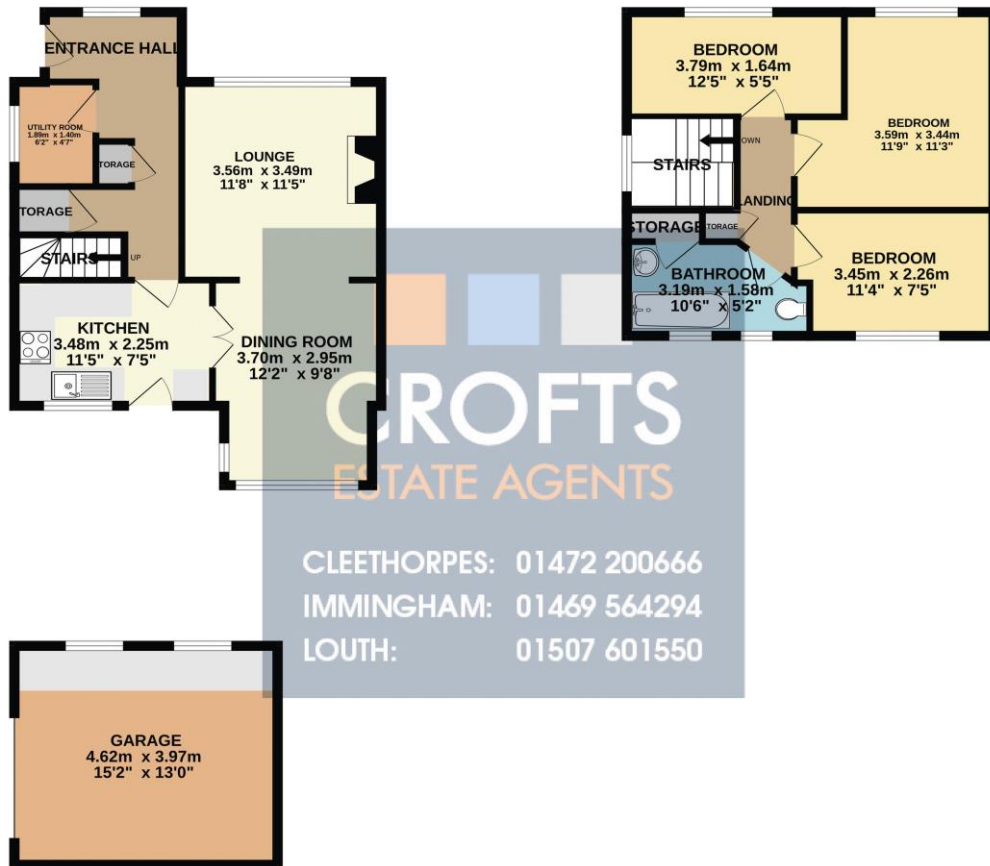
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
61.5 sq.m. (662 sq.ft.) approx.

1ST FLOOR
37.3 sq.m. (401 sq.ft.) approx.



TOTAL FLOOR AREA: 98.7 sq.m. (1063 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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