



CROFTS ESTATE AGENTS

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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



1 Warren Side North Somercotes LN11 7NL

Situated in a private yet central position within the popular coastal village of North Somercotes, is this superb end of terrace cottage, located at the end of a private country lane. Having been upgraded by the present owners, the property is not only perfect for first time buyers, but also anyone looking to downsize or even acquire a holiday let or bolt hole. Standing in large private gardens to the rear with the benefit of off road parking, the property has the added benefits of solar roof panels, wood burning stove in the lounge along with uPVC double glazing and gas central heating system. Internal viewings are highly recommended with living accommodation being comprised of: Entrance hallway, lounge with log burning stove, lobby leading to ground floor bathroom suite, modern fitted kitchen with open plan entrance into a large conservatory overlooking the private garden. Upstairs, there are two double bedrooms, with the back bedroom housing combination boiler. Outside, the large private garden is ideal for entertaining/ al fresco dining ,with decking and pergola, patio, lawn and gated driveway , with two large storage sheds, enclosed by wooden panel fencing to all sides.

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

Door to front opens into hallway , stairs to first floor landing. Door to side leads into lounge

Lounge

15' 3" x 12' 0" (4.65m x 3.66m)

uPVC window to front, radiator, fireplace with cast iron wood burner. Door to rear leads to kitchen. Door to side leads to rear lobby leading to bathroom suite

Bathroom

8' 2" x 4' 11" (2.48m x 1.5m)

Opaque uPVC window to rear. Panelled bath with shower over. Vanity wash basin and close coupled w/c. Tiled walls. Extractor unit

Kitchen

8' 2" x 10' 0" (2.48m x 3.05m)

A range of modern fitted units incorporating sink unit with draining board and mixer tap, space for cooker and plumbing for a washing machine. Tiled splashbacks and open entrance into conservatory

Conservatory

12' 9" x 9' 3" (3.88m x 2.82m)

A superb sized conservatory providing additional living space and views over the rear garden. With modern flooring , lights and uPVC double doors to rear leading to outside.

First floor landing

Leading to both bedrooms

Bedroom

12' 0" x 12' 0" (3.67m x 3.65m)

uPVC window to front, radiator, built in storage cupboard

1

Bedroom 2

Two uPVC windows to rear, radiator

Outside

The front of the property is accessed by a shared lane leading to the front of the property where there is ample off road parking. There is also gated access to the rear garden, with hardstanding for parking. The rear garden is enclosed by tall wood panel fencing, lawn area and two large wooden panel storage sheds. There is a good sized patio and raised decking area , ideal for entertaining and al fresco dining,

Tenure

Believed to be , 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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





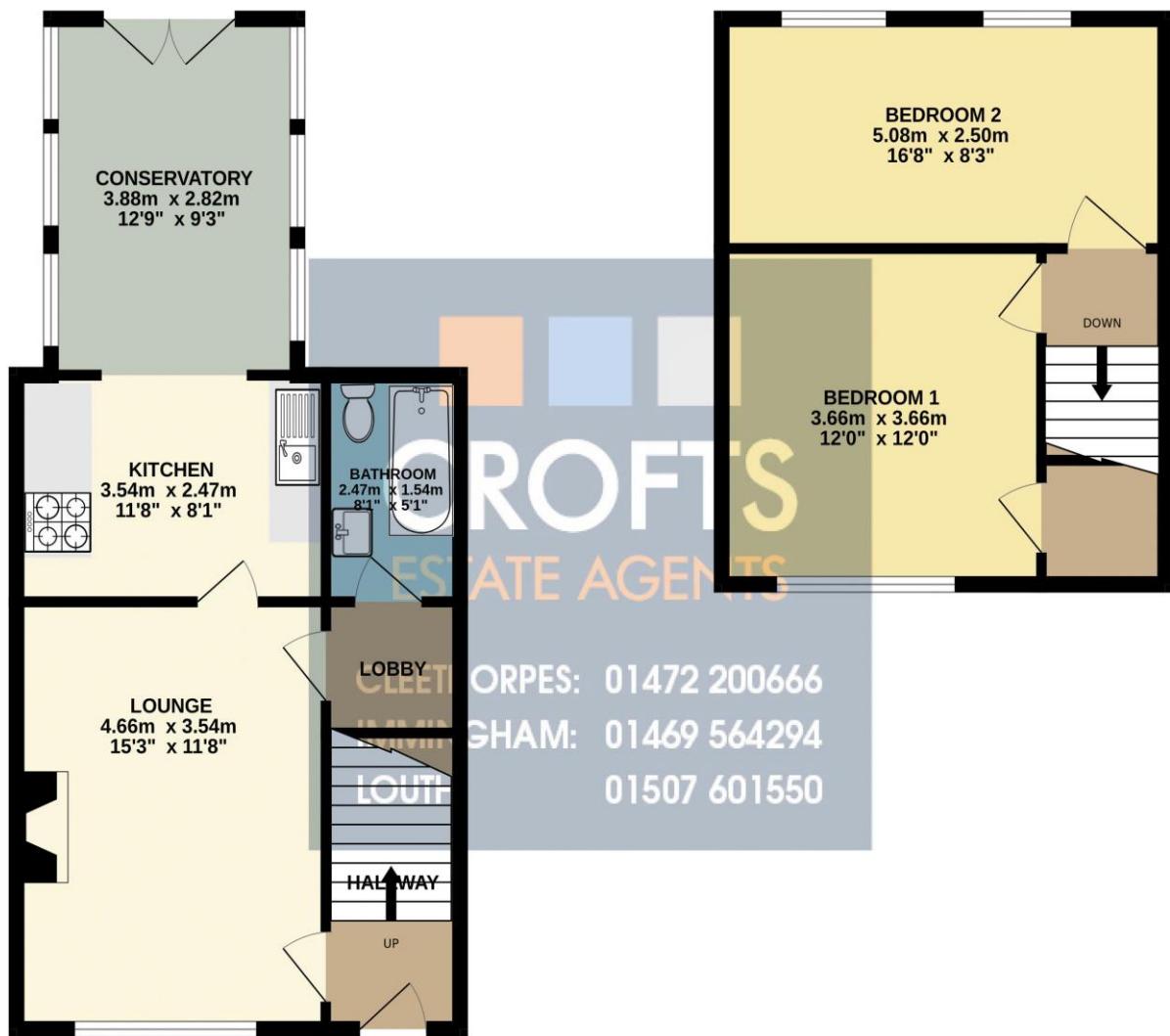


OPEN 7 DAYS A WEEK

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
46.6 sq.m. (502 sq.ft.) approx.

1ST FLOOR
31.3 sq.m. (337 sq.ft.) approx.



TOTAL FLOOR AREA : 77.9 sq.m. (839 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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