



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



Pump Lane
Saltfleet
LN11 7RL

Offers in Excess of
£155,000

NO FORWARD CHAIN - FANTASTIC REAR GARDEN - GATED DRIVEWAY WITH AMPLE PARKING - Crofts estate agents are delighted to offer for sale this versatile semi detached bungalow which is located within a peaceful village setting. Appealing to a variety of buyers, this property comes with viewing highly advised. Competitively priced to attract early interest, the only way to see this property is upon calling our Louth branch. Internal viewing will reveal the entrance hall, lounge, kitchen, utility, two double bedrooms and the bathroom. With gardens to the front and rear, ample off road parking and the property also benefits from uPVC double glazing and oil central heating with gas bottles for cooking.

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

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft and the airing cupboard.

Lounge/Diner

16' 11" x 10' 10" (5.15m x 3.31m)

The lounge-diner has a window to the front coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

7' 10" x 11' 1" (2.38m x 3.39m)

The kitchen has a window to the side elevation, a radiator and carpet tiles. There is also a range of fitted units with plenty of counter space, a one and a half sink and drainer, an electric double oven and gas hob with an extractor over.

Utility room

6' 7" x 7' 9" (2.01m x 2.36m)

The utility room has a door to the side elevation, window to the rear elevation, a radiator and a carpeted floor. There is also plumbing for a washing machine.

Bedroom One

13' 8" x 10' 11" (4.17m x 3.32m)

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

Bedroom Two

9' 9" x 11' 3" (2.98m x 3.42m)

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

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a four piece suite with a WC, basin, bath and a shower cubicle with a mains shower.

Outside

A gated driveway provides an abundance of space for off parking. There is also a tidy front garden with plenty of colour. The rear garden is a sight to behold with a larger than most plot revealing decorative flower beds, established shrubs and trees. There is also a patio area ideal for alfresco dining and also a stocked pond.

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.

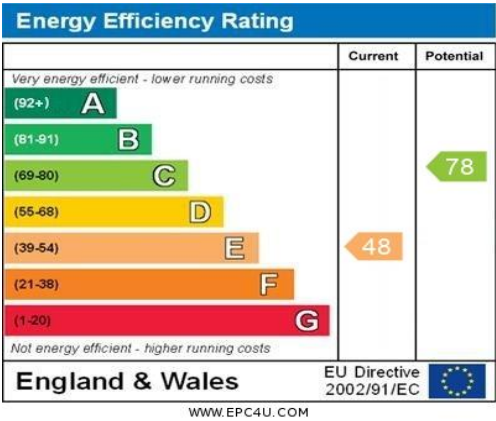


GROUND FLOOR
67.3 sq.m. (725 sq.ft.) approx.



TOTAL FLOOR AREA : 67.3 sq.m. (725 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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