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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



14 Mount Pleasant Alford LN13 9BF

£150,000

This beautiful semi detached cottage lies in a quiet cul de sac location within the ever popular market town of Alford. The property is an excellent opportunity for first time buyers, downsizing or bolt hole, offering very well presented and low maintenance living accommodation throughout. Having wooden double glazed windows and doors and gas fired central heating, the property is approached by a beautifully maintained garden to the front and a private and low maintenance garden to the rear. Internal viewings are highly recommended and will reveal spacious living accommodation throughout, comprising of: entrance hallway, lounge, fitted kitchen dining room, sun room leading to the rear garden, two bedrooms and bathroom suite to the first floor. Outside, the property has a nice sized front garden enclosed by wrought iron railings and gate leading to the front pathway. There is a long lean to storage shed with light and power, with rear access to and from the private and low maintenance rear garden area.

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

With wooden double glazed front door, radiator, thermostat, fuse box and laminated flooring, stairs leading to the first floor landing. Door to side leads into lounge.

Lounge

12' 2" x 10' 10" (3.7m x 3.3m)

Wooden double glazed window to front aspect, and carpeted flooring. With television and telephone points, under stairs storage cupboard, feature beams, radiator. Door to rear leads into kitchen dining room.

Kitchen dining room

7' 3" x 14' 1" (2.2m x 4.3m)

With wall and base units, sink and drainer with two separate taps, integrated cooker, ceramic hob and extractor hood over, space and plumbing for washing machine, Wiseman gas fired combination boiler, radiator, downlighters, partly-tiled walls, feature beams, external door leading to the sun porch, wooden double glazed window to the rear of the property and tiled flooring.

Sun porch

5' 7" x 8' 2" (1.7m x 2.5m)

A timber framed lean-to porch with polycarbonate roof and vinyl flooring. Leading off the kitchen, there is a timber door to side leading out into the rear garden.

First Floor Landing

Leading off the hallway and provides access into both bedrooms and bathroom suite.

Bedroom 1

10' 6" x 11' 2" (3.2m x 3.4m)

Wooden double glazed window to the front of the property, radiator and carpeted flooring. Having television point, full height walk-in over stairs storage cupboard.

Bedroom 2

6' 11" x 8' 10" (2.1m x 2.7m)

With television point, radiator, wooden double glazed window to the rear of the property and laminated flooring. Space for fitted wardrobes.


Bathroom

7' 3" x 6' 11" (2.2m x 2.1m)

With WC, wash basin, bath with direct feed shower over, radiator, extractor fan, wooden double glazed window to the rear of the property and vinyl flooring.

Outside

There is ample parking available outside and opposite the property. The front garden is enclosed by attractive wrought iron gate and railings with pathway leading to the front door. There is a long lean to storage shed with light and power which in turn leads to a potting shed with door accessed from the front garden. The rear garden is private and low maintenance with secure access into the storage shed from the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		

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 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



GROUND FLOOR
34.9 sq.m. (376 sq.ft.) approx.

1ST FLOOR
25.1 sq.m. (270 sq.ft.) approx.



TOTAL FLOOR AREA - 60.0 sq.m. (646 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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