



CROFTS ESTATE AGENTS

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



Penrose Place
Manby Fields
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LN11 8DZ

Offers in the Region Of £215,000

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Property Introduction

Offered for sale with no forward chain on the vendors side, Crofts estate agents are pleased to be able to present this well presented three bedroom semi-detached home built by the local award winning builder Chris Fairburn. Creating a ready to move into home, this lovely home is well presented throughout to a good standard. Offering the benefits of underfloor heating to the ground floor, central heating to the first and uPVC double glazing, the property comprises entrance hallway with useful storage, cloakroom, well presented living room, modern fitted dining kitchen, landing, family bathroom and three bedrooms with main having ensuite shower room. To the outside there is an open plan frontage with long driveway creating ample off road parking and leading to a detached garage. Well proportioned rear garden.

Entrance Hall

Offering composite entry door to the front elevation and having under floor heating. Down lighting to the ceiling. Staircase to the first floor and with two useful storage cupboard's, (one housing the service meters).

Cloakroom

3' 1" x 6' 6" (0.942m x 1.971m)

Equipped with a close coupled w.c and a corner wash hand basin. uPVC double glazed window to the rear elevation. Down lighting and fitted extractor fan.

Lounge

17' 4" x 10' 11" (5.282m x 3.327m)

Pleasantly decorated the lounge offers uPVC double glazed window to the front elevation and French doors to the rear. Underfloor heating. Laminate flooring.

Kitchen Diner

17' 7" x 10' 6" (5.35m x 3.21m)

A well proportioned kitchen diner with fitted wall and base units with contrasting work surfacing with inset one and a half stainless steel sink and drainer. Integrated oven and four ring electric hob with extractor over. Integrated fridge / freezer and a dishwasher. Underfloor heating. Down lighting to the ceiling. Laminate flooring. uPVC double glazed window to the front elevation and French doors to the rear.

First Floor Landing

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom One

13' 11" x 10' 6" (4.238m x 3.21m) maximums

uPVC double glazed window to the front elevation. Laminate flooring. Central heating radiator.

En suite

5' 7" x 5' 2" (1.713m x 1.568m)

The ensuite has a uPVC double glazed window to the front elevation and is fitted with a corner shower cubicle, vanity wash hand basin and a close coupled WC. Chrome towel radiator. Down lighting and fitted extractor.

Bedroom Two

12' 0" x 11' 0" (3.661m x 3.363m) maximums

uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

Bedroom Three

7' 7" x 7' 7" (2.309m x 2.314m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

8' 8" minimum x 6' 5" (2.653m x 1.953m)

uPVC double glazed window to the rear elevation and fitted with a shower cubicle, panelled bath, w.c and wash basin. Down lighting and fitted extractor. Central heating towel radiator.

Front garden

Open plan frontage with driveway to the side creating ample off road parking and leading down to the detached garage.

Rear garden

Laid to lawn with 6' timber fencing with Indian sandstone patio. Timber gate to the side providing access from the driveway.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



