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



11 Highfield Close
North Thoresby
DN36 5RY

Offers in the Region Of
£395,000

Crofts Estate Agents are proud to bring to the market this truly stunning four bed detached family home, located in the highly regarded village of North Thoresby. The village is ideally located between Grimsby and Louth which is brilliant for transport links for schools and amenities, along with local pubs and shops in walking distance. With viewings highly recommended, this property will reveal the entrance hallway, lounge, sitting room, open plan kitchen-diner-living space, utility and WC. Heading to the first floor will reveal four excellent size bedrooms, en-suite to the master bedroom and a four piece family bathroom suite. Externally there is ample off road parking, integral garage and delightful front and rear gardens.

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

Entering the property via the composite front door will reveal the entrance hallway which provides access to all rooms on the ground floor. Beautifully decorated with engineered wood flooring to compliment.

Lounge

12' 2" x 12' 7" (3.71m x 3.83m)

This cosy room offers modern decor with engineered wood flooring to match the hallway, coving, radiator and uPVC bay window.

Sitting Room

12' 2" x 24' 6" (3.71m x 7.46m)

Located to the rear and having been extended is the sitting room, which creates the perfect additional reception room, ideal for the parents to escape to whilst the kids take over the lounge. The room benefits from a multi fuel burner, velux windows, uPVC french doors which open out to the garden, engineered wood flooring and radiator.

Kitchen/Diner

18' 4" x 20' 11" (5.58m x 6.37m)

Extended to the rear this spacious open plan kitchen-diner-living space is great for entertaining guests or enjoying family time. Boasting a range of base and wall mounted units with a large island, this kitchen is perfect for a variety of buyers, especially

those who love to cook. The room itself benefits from a separate utility space, 1 and a half sink with drainer, range cooker with extractor above and tiled flooring.

Utility room

3' 7" x 10' 0" (1.09m x 3.05m)

Bedroom 1

13' 3" x 15' 10" (4.04m x 4.82m)

Bedroom one briefly comprises of carpeted flooring, radiator, en-suite, fitted wardrobes and uPVC window to the rear elevation.

En-suite

6' 8" x 7' 8" (2.03m x 2.34m)

The en-suite which is located within the master bedroom, benefits from a large shower with glass screen, WC, basin, vinyl flooring, tiled walls, LED lighting and uPVC window to the rear elevation.

Bedroom 2

9' 7" x 24' 9" (2.92m x 7.54m)

Bedroom two, which has been extended, briefly comprises of carpeted flooring, radiator, coving, modern decor and uPVC window to the front elevation.

Bedroom 3

10' 4" x 13' 3" (3.15m x 4.04m)

Bedroom three briefly comprises of carpeted flooring, radiator, coving and uPVC window to the front elevation.

Bedroom 4

7' 2" x 9' 2" (2.18m x 2.79m)

Bedroom four briefly comprises of carpeted flooring, radiator, coving and uPVC window to the front elevation.

Bathroom

6' 8" x 9' 7" (2.03m x 2.92m)

Benefitting from a four piece suite which comprises of a shower, WC, basin and bath tub. There is also tiled flooring and walls, LED lighting and uPVC window to the rear elevation.

Externally

Offering instant kerb appeal, this delightful family home boasts ample off road parking to the front through a resin driveway, with a range of shrubs with slate bedding to either side. There is also an integral garage which has power and lighting. The rear garden is well maintained with mainly laid to lawn and a fantastic size patio ideal for alfresco dining or enjoying a glass of wine on a warm summers evening!



Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.



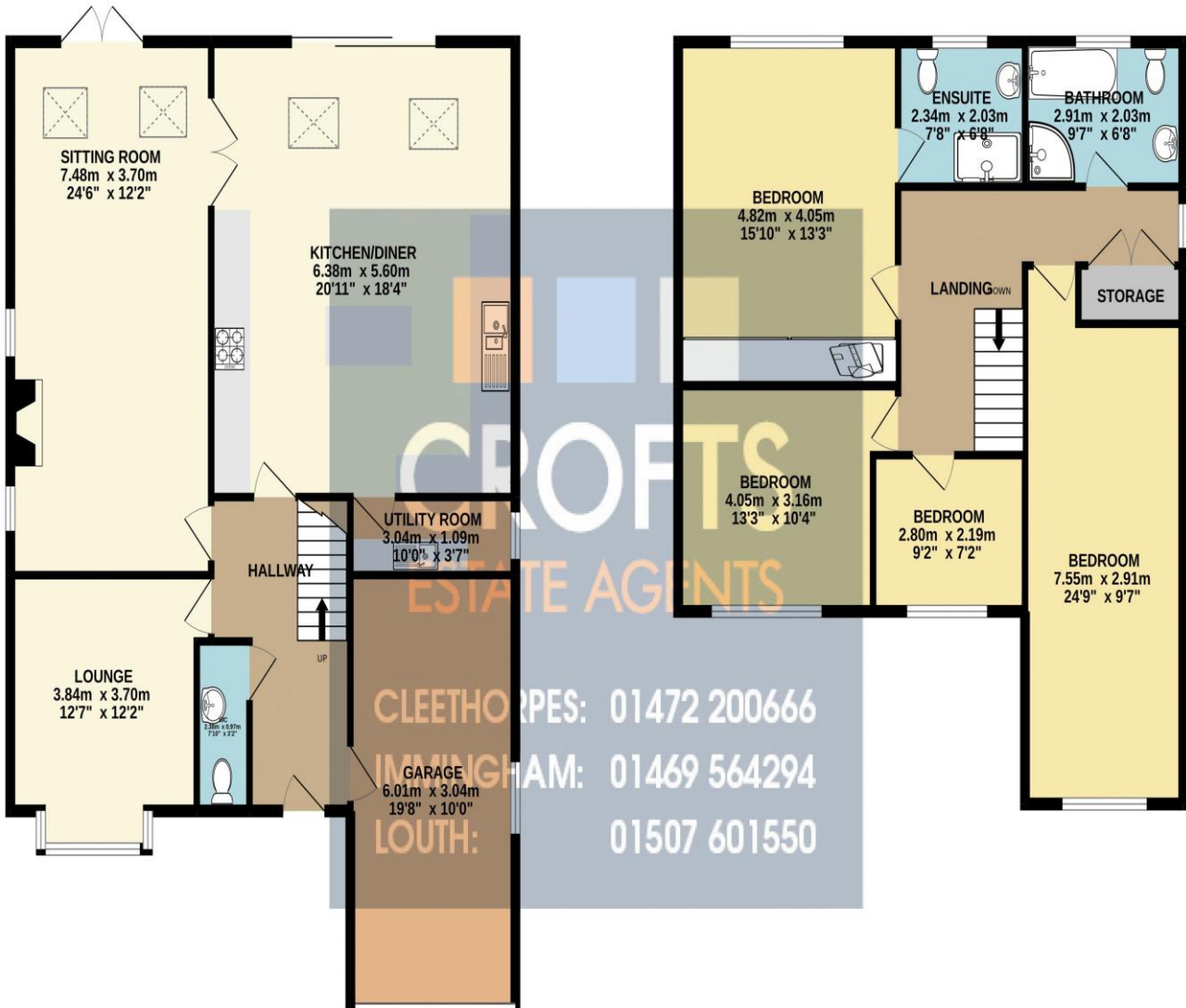


OPEN 7 DAYS A WEEK

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
108.9 sq.m. (1172 sq.ft.) approx.

1ST FLOOR
82.0 sq.m. (883 sq.ft.) approx.



TOTAL FLOOR AREA: 190.9 sq.m. (2055 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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