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



45 Taylors Avenue
Cleethorpes
DN35 0LQ

Offers in the Region Of
£399,950

Set upon just under a quarter of an acre of land in central Cleethorpes and backing on to beautiful Havestoe Park is this smartly presented three bedroom detached house. Coming to the market with NO FORWARD CHAIN, this property whilst only having three bedrooms has bags of potential to extend to the side and rear and includes three large reception rooms plus spacious kitchen breakfast room to the ground floor. The property already ticks all the boxes of a modern house with ground floor cloakroom, utility room and main bedroom en suite as you would expect but comes with the generosity of 1960/70's builds with larger rooms and higher ceilings. Outside is the main jewel in the crown with this one with the majority of the plot being large lush lawns with mature boundaries which make the property feel far more remote than it is. To the front is ample block paved off road parking plus of course the double integral garage. A great family home already with all the potential you could ask for!

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 :

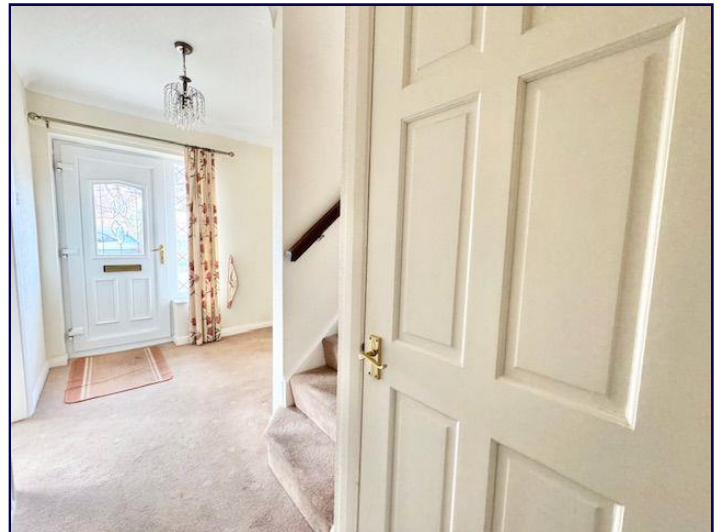
Email: Louth :

info@croftsstateagents.co.uk

immingham@croftsstateagents.co.uk

louth@croftsstateagents.co.uk

www.croftsstateagents.co.uk



Entrance hall

12' 10" x 7' 2" (3.90m x 2.19m)

The entrance hall has uPVC frosted door and window, brown carpet, cream decor to coving, radiator and under stairs storage.

Cloakroom

6' 10" x 3' 0" (2.08m x 0.92m)

The cloakroom has matching white WC and sink, cream decor, white tiled splash backs, tiled floor, ceiling light and uPVC frosted window.

Lounge

17' 0" x 12' 2" (5.17m x 3.72m)

The lounge has french doors and windows to the dining room, built in gas fire place, cream carpet and decor, floating curved uPVC bay window to the front, coving, radiator, pendant light and ceiling rose.

Dining room

14' 0" x 10' 11" (4.27m x 3.32m)

The dining room has larger picture uPVC window to the rear garden with vertical blinds, glazed french doors and windows from the lounge, built in storage, wood flooring, radiator, cream decor, ceiling rose and pendant light.

Sitting room

13' 4" x 18' 4" (4.07m x 5.58m)

A large sitting room forms part of an extension to the side and has uPVC french doors and two windows to the rear garden. The room has cream decor, brown carpet, vertical blinds, radiator, coving and dado rail and wall lights.

Kitchen breakfast room

18' 4" x 11' 10" (5.58m x 3.60m)

A very spacious kitchen breakfast room has light wood wall and base units to all sides with space for good sized table and chairs to the centre. The room has integral appliances including tall fridge and separate tall freezer, eye line double oven grill, gas hob with extractor over and dishwasher. There is a one and a half sink drainer, rustic tiled splash backs, wood effect work top, tiled floor, uPVC windows to side and front with fitted blinds and radiator.

Utility room

7' 6" x 5' 2" (2.29m x 1.57m)

Coming off the kitchen and leading to the rear garden via a uPVC frosted door, the utility has space and plumbing for washing machine and dryer. The room has cream tiled walls, grey tiled floor, grey work top and strip light.

Stairs and landing

Turning 180 degrees the stairs and landing both have cream decor and brown carpet, frosted uPVC to the side, pendant light and storage cupboard to the landing.

Bedroom One

15' 6" x 10' 10" (4.72m x 3.31m)

The main bedroom has cream decor to coving, pale carpet, uPVC window, radiator, pendant light and built in wardrobes.

En suite shower room

11' 11" x 5' 11" (3.62m x 1.80m)

A large en suite has corner shower, vanity sink and WC, cream decor, white tiled splash backs and cream tiled floor, frosted uPVC window and blind, three down lights, extractor and radiator.

Bedroom Two

15' 7" x 12' 2" (4.74m x 3.72m)

A large second bedroom is bigger than bedroom one but without the en suite. The room has built in wardrobes to one side, cream carpet and matching decor, uPVC window, pendant light and radiator.

Bedroom Three

6' 9" x 10' 7" (2.05m x 3.22m)

A smaller single room has built in storage, uPVC window to the front with blind, cream decor to coving, brown carpet, pendant light and radiator.

Family bathroom

15' 0" x 5' 7" (4.57m x 1.71m)

A large family bathroom has three piece white suite in with vanity sink, shower over bath with glass screen, black and white tiled splash backs, cream decor to coving, two frosted uPVC windows, shaver point, cream carpet, built in storage cupboard, radiator and two ceiling lights.

Rear garden

A huge south facing garden takes up the majority of the 0.23 acre plot with slab patio to the immediate back of the house with path to side to metal gate. The garden then features a large lawn all the way down to the timber summer house with two timber sheds and service area beyond that. The borders to the sides are mature and create an excellent amount of screening and privacy to both sides and the bottom of the garden. A timber fence runs around the perimeter of the property to create a secure garden.

Front garden and parking

The front is mainly laid to block paved driveway with open fronted entry from the service road off Taylors Avenue. There is off road parking for multiple vehicles including cars, caravan or camper vans. There is a raised brick bed to the front of the property with mature planting.

Double garage

17' 6" x 19' 1" (5.34m x 5.82m)

The garage has two up and over electric metal doors to two separate bays for parking. Inside there is power and light.

Potting shed

9' 6" x 5' 8" (2.89m x 1.73m)

The potting shed is a brick based building extended from the utility room that has a uPVC frosted roof, uPVC windows and uPVC door. There is a stainless steel sink in there with built in storage.



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.

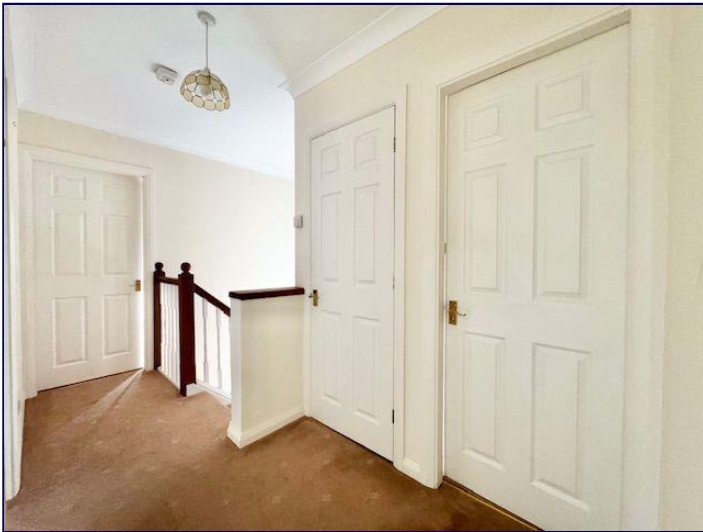
Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

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



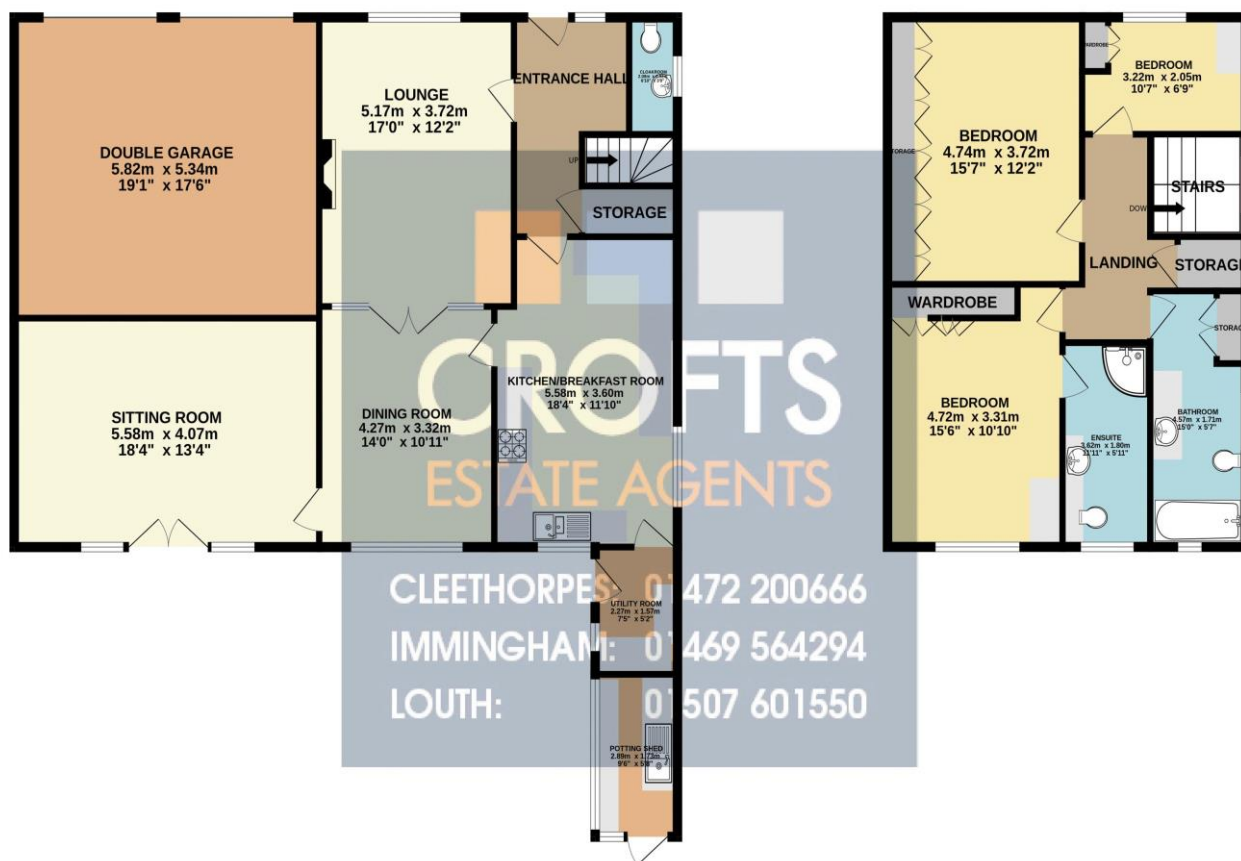


OPEN 7 DAYS A WEEK

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
126.6 sq.m. (1362 sq.ft.) approx.

1ST FLOOR
64.2 sq.m. (691 sq.ft.) approx.



TOTAL FLOOR AREA: 190.7 sq.m. (2053 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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