



# CROFTS ESTATE AGENTS

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



## Thoresby Place

Cleethorpes  
DN35 9AL

Offers in the Region Of  
£135,000

In need of a SCHEME OF MODERNISATION and refurbishment is this well built sturdy THREE BEDROOM semi detached house. The property is tucked away in the corner of a small CUL-DE-SAC on a GOOD SIZED PLOT and with some investment will make the perfect family home. Located close to transport links, schools, parks and amenities, this property briefly comprises entrance hall, lounge, kitchen, dining room, stairs and landing, WC, shower room, two double bedrooms and one single bedroom. Outside the property has good sized south facing rear gardens, brick outbuildings, side gardens and large front gardens offering the opportunity to change to off road parking with the correct permissions. A great investment opportunity that comes to the market with NO FORWARD CHAIN!!!

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LOUTH: 3 Market Place, Louth, LN11 9NR

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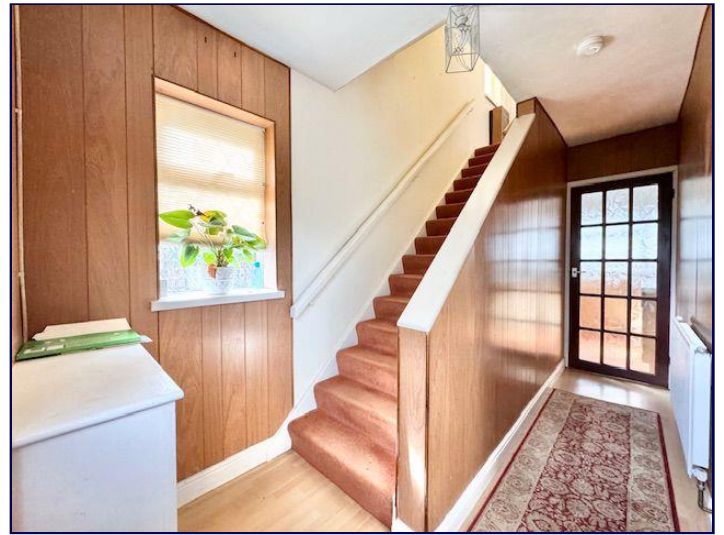
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#### Entrance hall

12' 11" x 6' 1" (3.94m x 1.86m)

uPVC frosted door and uPVC window to the side, wood laminate flooring, wooden wall paneling and pendant light.

#### Lounge

13' 0" x 12' 6" (3.95m x 3.80m)

The lounge has light brown carpet, cream decor to coving, uPVC window to the front with blind, stone fireplace with tiled hearth, radiator. wall lights and pendant light.

#### Kitchen

9' 5" x 7' 4" (2.88m x 2.23m)

Wood wall and base units run on two walls with cream work tops and stainless steel sink drainer over, uPVC frosted door and uPVC window, wooden window, cream decor, ceiling light and space for appliances including cooker, washing machine and tall fridge freezer.

#### Dining room

14' 9" x 11' 3" (4.49m x 3.44m)

The dining room has been extended to the rear and has two uPVC windows, cream decor, brown carpet, radiator, pendant light with brick fireplace with gas fire and tiled hearth.

#### Stairs and landing

The stairs and landing have brown carpet, cream decor to coving, uPVC window to the side with blind, pendant light and built in storage cupboard.

#### Bedroom One

13' 0" x 11' 4" (3.95m x 3.46m)

The main bedroom has cream carpet, light green decor to coving, radiator, pendant light and uPVC window to the front.

#### Bedroom Two

9' 6" x 11' 4" (2.90m x 3.46m)

A second double bedroom has patterned cream decor, brown carpet, uPVC window to the rear with blind, ceiling light and radiator.

#### Bedroom Three

9' 11" x 6' 8" (3.02m x 2.03m)

The third smaller bedroom has patterned decor, red carpet, pendant light, radiator, uPVC window to the front and built in over stairs storage.

#### WC

5' 8" x 2' 6" (1.72m x 0.76m)

A separate WC has wood effect vinyl floor, cream decor, frosted uPVC to the side and ceiling light.

#### Shower room

5' 7" x 4' 10" (1.69m x 1.47m)

The shower room has large shower and vanity sink, white tiled splash backs, carpet tiled floor, ceiling light and uPVC frosted window to the rear.

### Front garden

The front has a large garden with slab path from new timber gate to side metal gate and front door with covered porch. The garden is laid to lawn with mature borders to all sides and neat hedge to the front. The garden could make way for off road parking with the correct permissions.

### Rear garden

The rear and side garden has a mix of concrete slab and crazy paving leading to a neat block paved patio area with well stocked soil beds to all sides. The garden has railings to the rear boundary and fence to the sides with two solid brick outbuildings in place.

### Shed 1

3' 3" x 6' 8" (0.98m x 2.03m)

A smaller shed is brick built with timber door.

### Shed 2

7' 11" x 6' 8" (2.41m x 2.03m)

A larger attached shed has timber door and window to the garden.

### 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](http://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](http://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

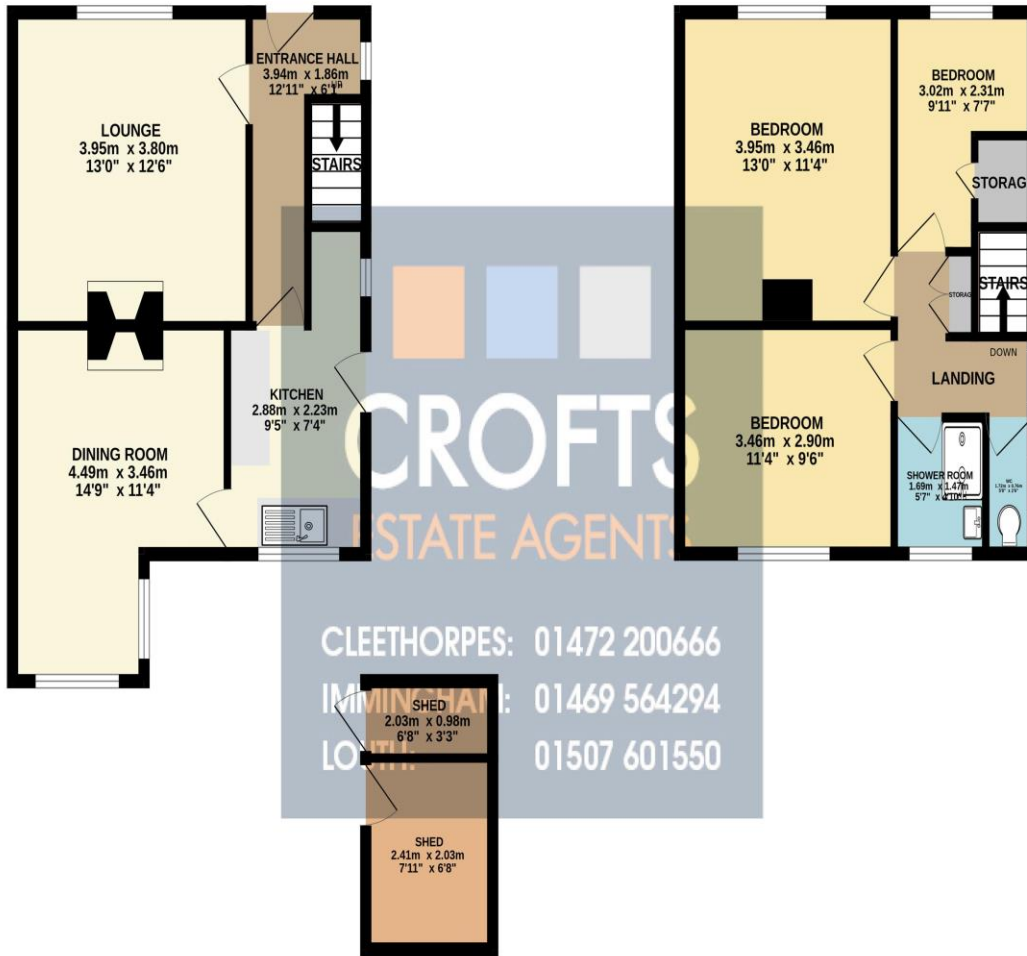
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage





GROUND FLOOR  
47.8 sq.m. (514 sq.ft.) approx.

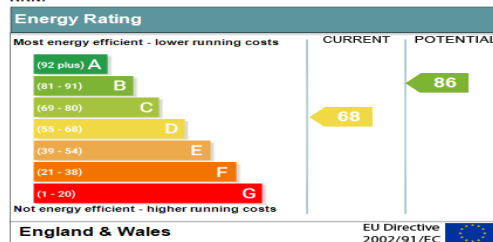
1ST FLOOR  
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 86.1 sq.m. (926 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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Address: 23 Thoresby Place, CLEETHORPES, DN35 9AL  
 RRN:



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