



CROFTS ESTATE AGENTS

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



Samphire Close

North Cotes
DN36 5XF

Offers in the Region Of
£120,000

Early viewing is highly advised on this lovely sized four-bedroom terrace property located on the fringes of the highly regarded village of North Cotes with the property actually being only a short drive from the east coast and its many beach fronts. Creating an ideal purchase for an investor or for the family market viewing is highly advised to appreciate the property on offer. North Cotes offers local amenities such as schools, shop, and parks, all within easy reach. For more extensive shopping and entertainment options, the towns of Grimsby or Louth are just a short drive away. Set within this cul de sac location and facing a small airfield which is currently used as a flyers club, you will be captivated by the views of landing small aircraft and ascending colourful hot air balloons from your living room window. uPVC double glazing and oil fired central heating. Garage located in a nearby block.

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Entrance Kitchen

17' 8" x 11' 5" (5.385m x 3.470m)

A well proportioned kitchen with window and entry door to the front elevation. Offering a good range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Plumbing and space for a washing machine, tumble dryer and dishwasher. Cooker point. Double glazed window and entry door to the rear. Understairs storage cupboard.

Cloakroom GF

3' 8" x 5' 11" (1.126m x 1.810m)

Equipped with a close coupled w.c and a wash hand basin. Tiled flooring. Double glazed window to the front elevation

Lounge

17' 8" x 13' 8" (5.388m x 4.153m)

uPVC double glazed windows to the front and rear elevations and therefore offering a dual aspect view. Two central heating radiators. Coving to the ceiling. Electric fire set into the chimney breast wall.

First Floor Landing

uPVC double glazed window to the rear elevation and having fitted airing cupboard.

Bedroom One

10' 8" x 13' 11" (3.262m x 4.248m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe. Fixed staircase leading upto the fourth bedroom/loft room and store.

Bedroom Two

12' 0" x 8' 2" min(3.670m x 2.483m)

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

Bathroom

8' 10" x 4' 7" (2.683m x 1.407m) max

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower fitment, w.c and a vanity wash hand basin. Splashback tiling. Central heating radiator.

W.C

2' 6" x 4' 11" (0.756m x 1.505m)

uPVC double glazed window to the rear elevation. Fitted with a low level w.c.

Bedroom Three

6' 11" x 10' 10" (2.101m x 3.313m)

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

Bedroom Four (Loft)

9' 9" x 12' 7" (2.984m x 3.843m) aprox due to limited head height Offering velux window to the front and having two built in single bed bases ideal for creating an exciting childs bedroom. Built in storage and shelving. Leading off from the bedroom is a store room.

Store room (Loft)

7' 2" x 7' 7" aprox due to limited head height (2.196m x 2.313m) This versatile space could be used as a walk in wardrobe or even creates the possibility for an ensuite to be created for those wishing to do so.

Outside

The property has an open plan frontage with views over the road and onto the adjoining private airfield opposite, which gives a great view of light aircraft landing and taking off, along with the occasional hot air balloon flight. To the rear there is a good sized rear garden offering a low maintenance space and has three timber sheds and an oil tank. Garage located in a separate block nearby.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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 A: 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

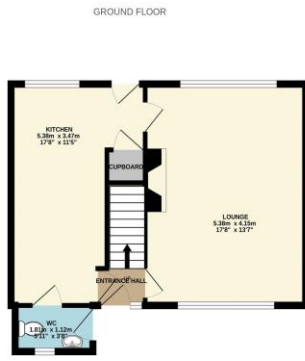
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to 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 Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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





1ST FLOOR

BEDROOM 3
3.32m x 2.06m
10'9" x 6'9"

BEDROOM 2
2.82m x 2.68m
9'3" x 8'10"

BEDROOM 1
4.10m x 2.26m
13'6" x 7'5"

BATHROOM
2.27m x 1.67m
7'5" x 5'6"

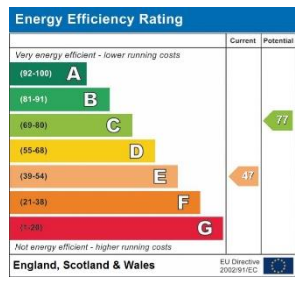
LANDING

CUPBOARD

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