



# CROFTS ESTATE AGENTS

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



16 Claymore Close  
Cleethorpes  
DN35 8EN

Offers in the Region Of  
£126,000

Coming to the market is quite the most stunning version of one of the flats on Claymore Close that we have ever had the pleasure of selling. This two bedroom first floor purpose built apartment has been renovated and presented to the highest of standards and comes complete with new kitchen and new shower room amongst a whole host of other things including boiler, flooring, decor, new doors, fireplace, garden and garden fencing, sockets and switches and driveway. The property has a fantastic layout and is ideal for either first time buyers, young couples and down sizers. Outside the property boasts stunning front garden with off road parking on new block paved driveway with access to EV charging point, enclosed garden and neat lawn. On top of the the property also owns a garage which is situated close to the property. Centrally located, the property is close to transport links, amenities and Cleethorpes seafront and promenade.

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### Entrance

4' 4" x 3' 0" (1.31m x 0.91m)

A small entrance lobby to the ground floor has uPVC frosted door, light grey decor, grey wood effect vinyl, ceiling light and useful storage cupboard.

### Stairs and Landing

5' 4" x 5' 3" (1.63m x 1.60m)

The stairs have grey carpet with the landing boasting wood effect grey vinyl, the walls have grey decor to coving, there is loft access and ceiling light. A sliding door closes off the stairs to keep the warmth in.

### Lounge

14' 11" x 11' 5" (4.55m x 3.47m)

A spacious lounge is well presented with wood effect vinyl flooring, light grey decor with feature wall, contemporary white fireplace with electric fire, ceiling light radiator, storage cupboard with uPVC French doors to the front with Juliet balcony.

### Kitchen

6' 9" x 8' 8" (2.07m x 2.64m)

A stunning new kitchen has matte finished grey wall and base units to three sides with light grey quartz effect worktops and complimentary splash back boarding over. The kitchen has integral appliances including gas hob with extractor, 50/50 tall fridge freezer, washing machine and light grey one and a half sink. The

room has grey decor to coving, grey wood effect vinyl floor, uPVC window to the rear with blind and ceiling light.

### Bedroom One

12' 0" x 10' 8" (3.67m x 3.24m)

The main bedroom has uPVC window to the front with blind, grey decor with feature wall to coving, grey wood effect vinyl flooring, built in wardrobes with sliding doors, ceiling light and radiator.

### Bedroom Two

10' 0" x 8' 8" (3.04m x 2.63m)

A good sized double room has grey wood vinyl flooring, grey decor to coving, radiator, pendant light, uPVC window and blind to the rear and built in storage cupboard and wardrobe.

### Family Shower room

6' 8" x 4' 11" (2.02m x 1.51m)

The shower room has been newly installed and has large shower with glass screen plus white vanity sink and WC with white gloss storage. The room has grey aqua boarded walls, grey vinyl flooring, frosted uPVC window to the rear with blind, four down lights and chrome towel radiator.

### Front garden

The property owns the frontage to the property with lawn area and off road parking space plus an enclosed fenced off area with Laurel

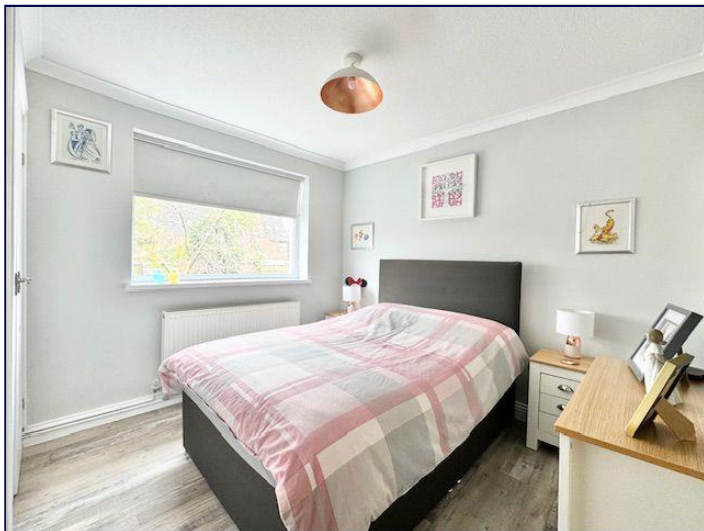
planted around it and gated access. A concrete path leads from curb side to the front door.

### **Garage**

A garage with up and over white metal door comes with the property. The garage is situated in a block of garages with access to that area to the side of the property.

### **Off road parking**

The property boasts off road parking directly to the front of the property with a newly laid block paved driveway. The space offers opportunity for electric charging with charging port to front of the property.



**Tenure**

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

**Services**

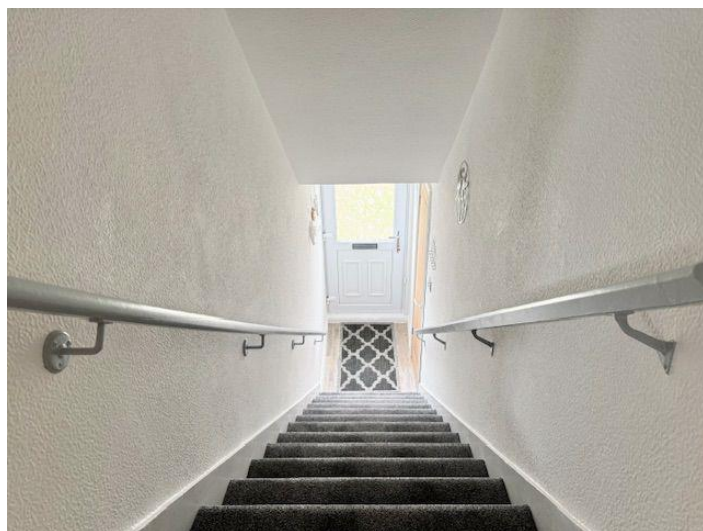
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

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

**Council Tax Information**

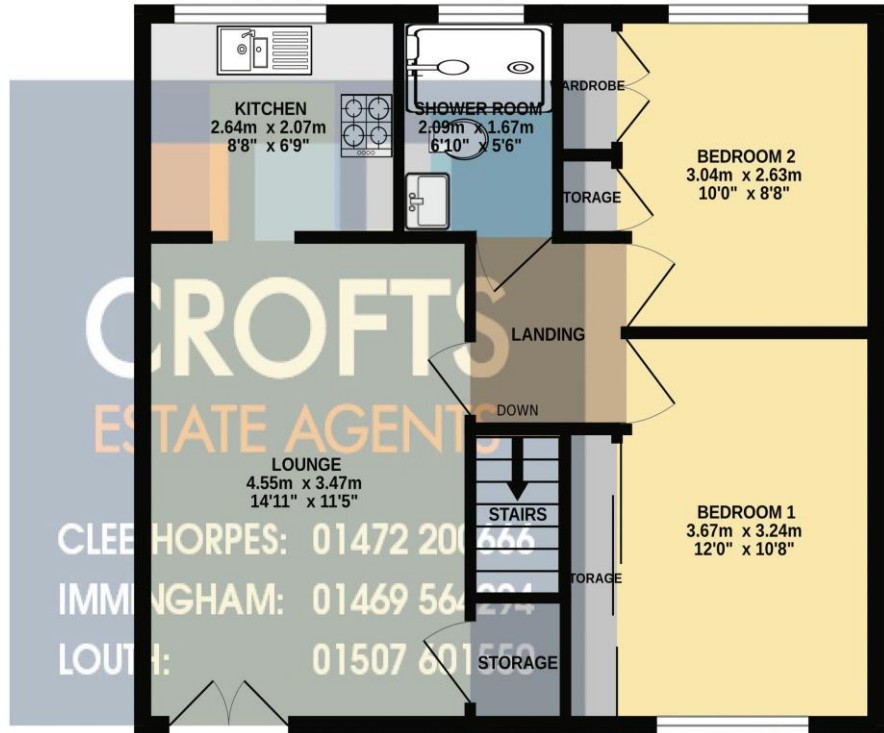
Band A: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





**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)



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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