



CROFTS ESTATE AGENTS

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



37 Bolingbroke Road
Cleethorpes
DN35 0HF

£399,950

Crofts estate agents are pleased to be able to bring this superbly presented FOUR bedroom detached family home found within this ever popular and most sought after residential location a short distance from the highly regarded Signhills schools and also of the many local amenities that the local area has to offer, as well as the beach which is within an easy walk of this lovely family home. The property in question benefits from gas central heating and uPVC double glazing, along with the accommodation briefly comprising entrance hallway, living room, play room/study, super open plan living dining kitchen, utility, w.c and laundry room to the ground floor. To the first floor you find the landing, four bedrooms, three of which are doubles and a superb family bathroom. Good sized front garden creating ample off road parking and again a good sized rear garden ideal for the family market with lawn and two patio areas. Viewing is highly advised on what in this agents opinion will be a most popular property.

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Entrance Hallway

14' 8" x 6' 7" (4.466m x 2.002m)

Offering composite double glazed entrance door with two adjoining glazed panels to the front elevation. Laminate flooring. Central heating radiator. Staircase to the first floor.

Living Room

14' 8" x 13' 7" (4.472m x 4.149m)

Pleasantly decorated and with large uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Electric fire and surround.

Play Room / Study

10' 6" x 8' 8" (3.198m x 2.652m)

Offering uPVC double glazed window to the front elevation. Vertical central heating radiator. Coving to the ceiling.

Kitchen/Diner/Living

20' 4" x 23' 0" (6.202m x 7.002m)

One of the key selling features to this lovely home has to be this super and spacious living dining kitchen across the rear of the property. With uPVC double glazed window and bi folding doors to the rear elevation, there is more than ample space to accommodate both dining and living areas. The kitchen itself offers an excellent array of fitted base and wall units with complementary work surfacing with inset sink. Integrated appliances include dishwasher, microwave, oven, four ring electric hob, fridge and

freezer. Integrated pantry unit. Kickboard heater. Central heating radiators. Built in wifi points.

Utility/Cloakroom

20' 9" x 6' 2" (6.336m x 1.876m) max

A versatile space with storage units, work surfacing and sink. uPVC double glazed window to the rear and side elevations along with side entry door. Central heating radiator.

W.C

5' 6" x 2' 6" (1.685m x 0.774m)

Offering uPVC double glazed window to the side elevation and having w.c and wash hand basin.

Laundry Room

6' 11" x 8' 8" (2.107m x 2.650m)

Plumbing and space for a washing machine and tumble dryer. Work surfacing with double base unit below. Central heating radiator. uPVC double glazed window to the side.

First Floor Landing

Having coving and loft access to the ceiling. Storage cupboard. Window to the stairs.

Bathroom

5' 4" x 18' 3" (1.635m x 5.574m)

This lovely bathroom is over 18 feet in width and has two uPVC double glazed windows to the rear elevation. Equipped with walk in shower, modern bath and a wash basin and w.c set into a modern bathroom storage unit. Two central heating towel radiators. Tiled walls. Down lighting to the ceiling.

Bedroom One

13' 3" x 11' 10" (4.040m x 3.605m)

Offering fitted wardrobes and dressing table, the main bedroom has a uPVC double glazed window to the front aspect. Coving to the ceiling. Central heating radiator.

Bedroom Two

13' 5" x 11' 11" (4.101m x 3.623m)

A second double bedroom with uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

Bedroom Three

9' 6" x 8' 7" (2.906m x 2.604m)

uPVC double glazed window to the front elevation. Coving to the ceiling and central heating radiator.

Bedroom Four

6' 2" x 9' 7" (1.878m x 2.912m)

Currently used as a home office, this single bedroom has a uPVC double glazed window to the front elevation. Central heating radiator.

Outside

To the front there is a good sized garden with lawn and block paved driveway creating ample off road parking. To the rear again the garden is well proportioned with a new patio area directly behind the house, lawn and then a second patio area to the bottom of the garden. A great garden for those with younger members in the family offering ample space for them to play whilst you sit and relax on the patio area.



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 : 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
99.1 sq.m. (1066 sq.ft.) approx.

1ST FLOOR
60.7 sq.m. (654 sq.ft.) approx.



TOTAL FLOOR AREA: 159.8 sq.m. (1720 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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