



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Cemetery Road

Laceby
DN37 7EP

£174,950

Early viewing is highly advised on this attractive two bedroom semi-detached cottage which has been beautifully maintained to a high standard by the previous vendor. Enjoying uPVC double glazing and gas central heating, this lovely home briefly comprises dining/sitting room, living room, kitchen and ground floor bathroom. To the first floor there is a small landing, along with two bedrooms. Front, side and small rear garden and the added bonus of driveway creating off road parking. No forward chain on the vendors side.

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@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Dining/Sitting Room

10' 1" x 14' 1" (3.066m x 4.298m)

A well proportioned and versatile space which is open to the kitchen. Light and airy via the the uPVC double glazed French doors with two adjoining glazed windows to the side elevation. Staircase leading to the first floor with useful understairs storage. Central heating radiator.

Living Room

10' 11" x 14' 1" (3.330m x 4.291m)

This lovely room offers a quaint cottage feel to it and has a uPVC double glazed bow window to the front elevation and a further window to the side. Central heating radiator. A focal point is created by the rustic fireplace which incorporates a living flame gas fire.

Kitchen

7' 2" x 8' 2" (2.179m x 2.500m)

Opening from the dining/sitting room, the kitchen offers a good complement of wall and base units with roll edged work surfacing with inset one and a half sink and drainer. Electric cooker point. Plumbing for a washing machine. Tiling to the walls.

Bathroom

13' 1" max x 5' 5" (3.990m x 1.642m)

An attractive traditional styled bathroom featuring pedestal wash basin, low level w.c and panelled bath with mixer shower taps. Partial panelling to the walls. Central heating towel radiator.

Storage cupboard. Traditional styled central heating radiator. uPVC double glazed window to the rear elevation.

First Floor Landing

Small landing area providing access to the two bedrooms.

Bedroom One

11' 1" x 14' 2" (3.369m x 4.321m)

The first of the double bedrooms is pleasantly presented and has a uPVC double glazed window to the front elevation. Central heating radiator. To the corner of the room recessed over the stairwell is a shower cubicle.

Bedroom Two

11' 3" x 10' 2" (3.424m x 3.098m)

uPVC double glazed windows to the rear and side elevations. Central heating radiator. Storage cupboard.

Outside

This pleasant cottage offers a bloc paved driveway and frontage creating off road parking for one car. Established shrubs complement the remainder of the frontage. Gated access through to a side garden which enjoys a great degree of privacy and sunny aspect. The garden offers an abundance of mature shrubs and plants offering a range of colours throughout the year. The

remainder of the garden is gravelled for ease of maintenance and creates a lovely place just to sit and relax.

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 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.

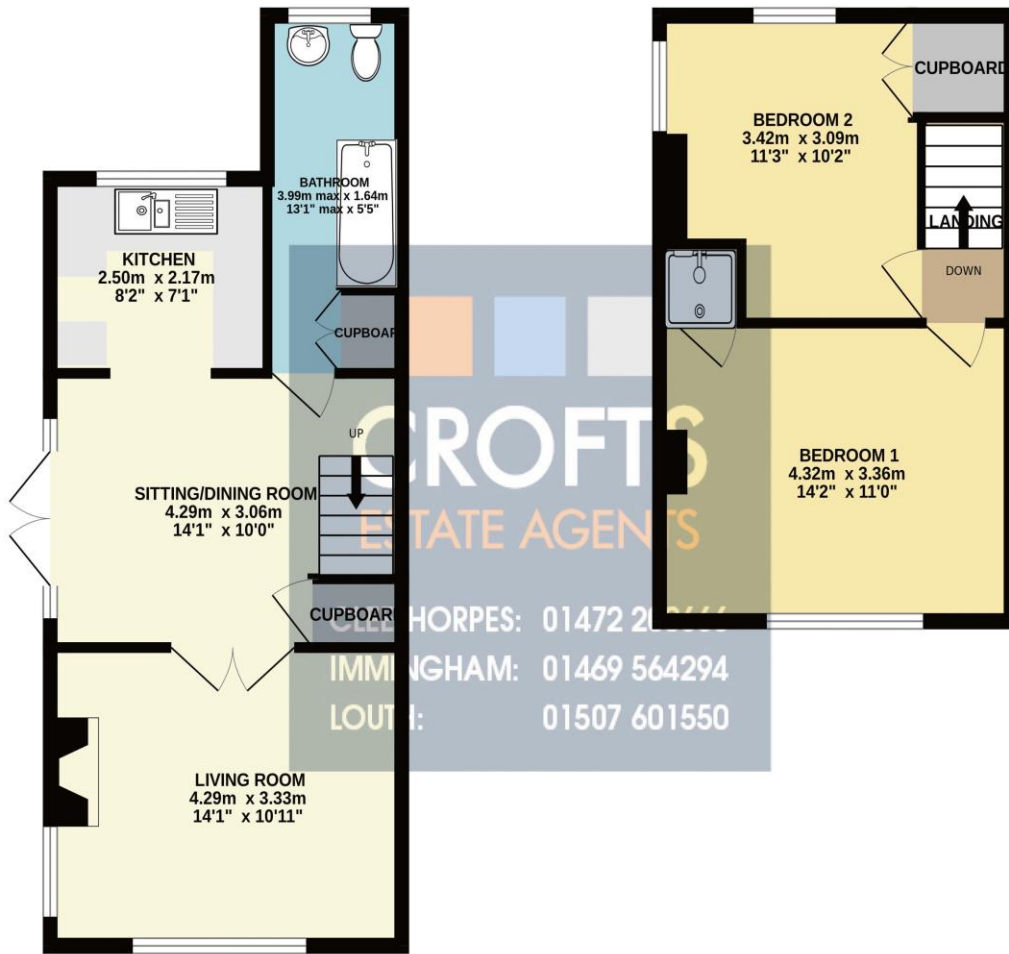
Mortgage and Financial Advice

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



GROUND FLOOR
39.1 sq.m. (421 sq.ft.) approx.

1ST FLOOR
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA : 67.6 sq.m. (727 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.