



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Loveden Court

Cleethorpes  
DN35 0JH

Offers in the Region Of  
£209,950

**NO FORWARD CHAIN - OWNED BY FAMILY SINCE NEW - EXTENDED TO THE REAR** - An ideal opportunity to purchase a property within a highly regarded area and transform it into a lovely family home. Although the property would benefit from a scheme of modernisation it is also still liveable as it is. Nearby to a wide variety of local amenities, schools, walks, public houses and also the seafront itself. Internal viewing will reveal the entrance porch, hall, lounge, kitchen-diner, three bedrooms and the bathroom. With gardens to the front and rear and a driveway providing off road parking. The property also benefits from uPVC double glazing and gas central heating.

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**Entrance Hall**

Entering through the entrance porch into the hall reveals a radiator and a carpeted floor. There is also access to the under stairs cupboard.

**Lounge**

21' 10" x 12' 0" (6.65m x 3.65m)

The lounge has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor. There is also gas feature fire place.

**Kitchen/Diner**

21' 7" x 10' 6" (6.59m x 3.20m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over. There is also a good space for a dining table and chairs.

**First Floor Landing**

With a carpeted floor.

**Bedroom One**

10' 0" x 12' 1" (3.06m x 3.68m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

**Bedroom Two**

8' 8" x 8' 9" (2.65m x 2.66m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

**Bedroom Three**

10' 8" x 7' 3" (3.26m x 2.20m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor. There is also a built in airing cupboard and storage cupboard.

**Bathroom**

5' 7" x 6' 5" (1.69m x 1.95m)

The bathroom has an opaque window to the rear elevation, a radiator and laminate flooring. There is also a WC, basin and a bath with an electric shower.

**Outside**

With a perimeter brick wall and a driveway providing ample off road parking space there is also a lawn and established shrubs. A gate then opens to reveal the continuation of the driveway before another gate opens to the rear garden. The rear garden has a

patio area ideal for alfresco dining and a lovely colourful garden with a lawn and a vast amount of established shrubs.

#### **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**

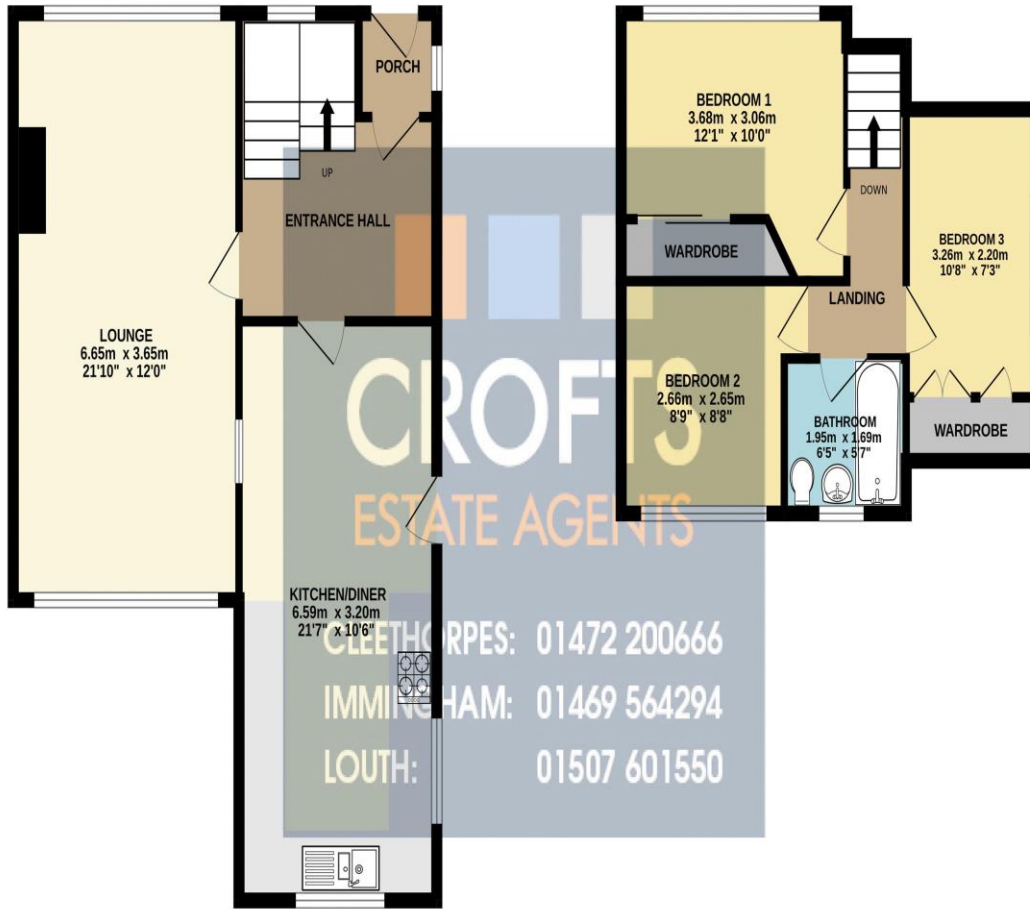
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
56.3 sq.m. (606 sq.ft.) approx.

1ST FLOOR  
34.4 sq.m. (370 sq.ft.) approx.



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TOTAL FLOOR AREA : 90.7 sq.m. (977 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	36 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.