



CROFTS ESTATE AGENTS

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



Gayton Road

Cleethorpes
DN35 0HN

£235,000

Crofts are delighted to be able to bring to the market this well proportioned and presented THREE bedroom detached bungalow which is located within this sought after area within easy access of the many amenities and the beach itself. Benefiting from double glazing and central heating, this lovely bungalow briefly comprises side entrance hall, spacious lounge, lovely L-shaped kitchen diner, three bedrooms and a bathroom. Pleasant and good sized front and rear gardens, driveway and detached brick garage. Offered for sale with no forward chain on the vendors side, viewing is highly advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Offering uPVC double glazed entrance door to the side elevation, this L shaped entrance hallway is neutrally decorated. Good sized walk in storage cupboard, which offers the potential to knock through to the bathroom thus creating a larger bathroom for those wishing to do so or possible a separate w.c if required. Loft access with drop down ladder. Central heating radiator.

Living Room

14' 11" x 13' 7" (4.553m x 4.141m)

A lovely sized living space with double glazed windows to both the front and side elevations. With central heating radiator, the living room is neutrally decorated and has a focal point created by the fireplace with inset coal effect electric fire.

Kitchen/Diner

16' 0" x 11' 11" (4.874m x 3.621m) L shape max

Bathroom

5' 8" x 7' 10" (1.734m x 2.389m)

With fully tiled walls, the bathroom is equipped with a panelled bath, pedestal wash hand basin and w.c. Central heating radiator. uPVC double glazed window to the side elevation.

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes and bedside cabinets.

Bedroom Two

9' 11" x 11' 7" (3.020m x 3.52m)

The second double bedroom has windows to the rear and side elevations. Fitted wardrobes. Central heating radiator.

Bedroom Three

9' 0" x 7' 10" (2.753m x 2.40m)

The third and final bedroom offers a variety of uses and has a uPVC double glazed window to the side elevation. Central heating radiator.

Outside

One of the selling points to this property has to be that of its gardens. To the front the wide driveway creates ample off road parking and potential for the standing of a caravan or similar. The remainder of the front is lawned complemented by established shrubs. Continuing down the side of the property and along the driveway onto a good sized detached brick garage with up and over door, internal light and power and peak roof creating useful storage to the roof eaves. The garden offers lawned area, established flower bed and patio area, with the garden also benefitting from a good degree of privacy.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: 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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

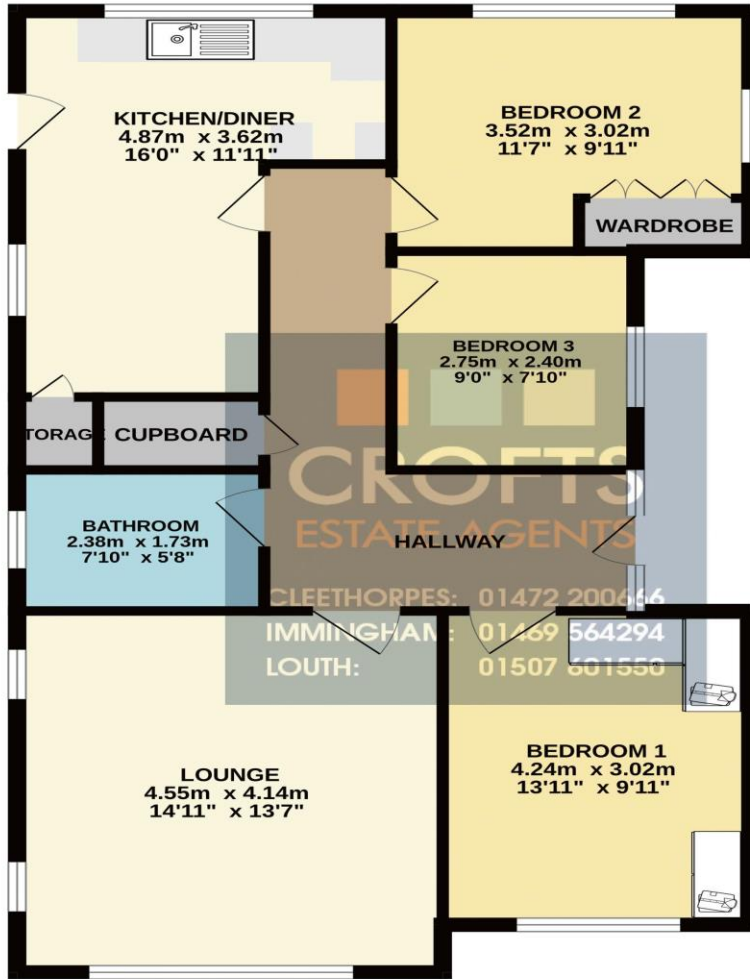
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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



GROUND FLOOR



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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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