



CROFTS ESTATE AGENTS

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



**Sandy Close
North Cotes
Grimsby
DN36 5XG**

**Offers in the Region Of
£138,500**

EXTENDED - IDEAL FIRST TIME PURCHASE OR YOUNG FAMILY - An excellent opportunity to purchase a modern and spacious property situated within this family friendly village. An extended end of terrace property which comprises of an entrance hall, lounge-diner, conservatory, kitchen, utility, three bedrooms, a bathroom and a shower room. With off road parking to the front and opportunity to create more, a detached brick garage and also a low maintenance rear garden. The village is approximately equal distance between the towns of Grimsby, Cleethorpes and Louth. The property also benefits from uPVC double glazing and OIL central heating. Certain items of furniture may be able via negotiation.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and a tiled floor.

Lounge/Diner

18' 8" x 16' 4" (5.70m x 4.98m)

The lounge-diner has a window to the front elevation, a window and door to the rear elevation, two radiators and a tiled floor.

Kitchen

11' 4" x 7' 4" (3.45m x 2.24m)

The kitchen has a window to the side elevation, a tiled floor and a modern fitted kitchen with twin Belfast sinks, an electric hob with an extractor over and two electric ovens.

Utility room

5' 10" x 7' 5" (1.79m x 2.26m)

The utility room has a window to the front elevation, door to the side, a tiled floor, dishwasher and fitted units.

Conservatory

13' 9" x 13' 0" (4.18m x 3.96m)

The conservatory has tri aspect windows, French doors to the rear elevation, two radiators and a carpeted floor.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m)

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

Bedroom Two

10' 10" x 9' 11" (3.31m x 3.01m)

Bedroom two has a window to the front elevation, a radiator, carpeted floor and fitted wardrobes. There is also a built in cupboard.

Bedroom Three

7' 6" x 9' 1" (2.29m x 2.77m)

Bedroom three has a window to the rear elevation, a radiator and wooden flooring. There is also a built in cupboard.

Bathroom

5' 10" x 7' 5" (1.77m x 2.27m)

The bathroom has an opaque window to the side elevation, a radiator, a tiled floor and complimentary tiling. There is also a white suite with a WC, basin and a bath.

Shower Room

2' 7" x 7' 5" (0.79m x 2.26m)

The shower room has an opaque window to the side elevation, a radiator, a tiled floor and complimentary tiling. There is also a WC, basin and a shower cubicle with a mains operated shower.

Garage

18' 10" x 10' 11" (5.73m x 3.34m)

A brick built garage having an up an over door, power and lighting. Currently divided with a partition wall. Oil fired central heating boiler. Plumbing for a washing machine. Courtesy door to the side.

Outside

With a low maintenance rear garden enclosed by perimeter fencing and accessed through a gate. The front is again low maintenance with off road parking and also the ability to create further off road parking if required.

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 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 SECURED ON IT.



GROUND FLOOR
54.6 sq.m. (588 sq.ft.) approx.

1ST FLOOR
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 92.7 sq.m. (998 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	52 E	
21-38	F		
1-20	G		

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