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



Brereton Avenue

Cleethorpes
DN35 7UA

Offers in the Region Of
£275,000

In this agents opinion this is one of the finest examples of this type of property on the market today, which over the past couple of years has undergone a transformation of refurbishments creating a most modern and stylish family home. Briefly this beautiful FOUR BEDROOM detached family comprises entrance porch, hallway, bay fronted living room, attractive sitting /dining room with feature open plan styled fireplace which also opens into the kitchen, a modern and stylish fitted kitchen with log burner stove, landing, modern bathroom and four bedrooms. Good sized gardens with the rear enjoying a sunny aspect and the benefit of driveway and detached garage. In 2022 the property has had a **NEW** roof, full rewire, **NEW** radiators, **NEW** kitchen, 2 **NEW** bathrooms, flooring and log burners fitted! Viewing truly is a must on this beautiful home.

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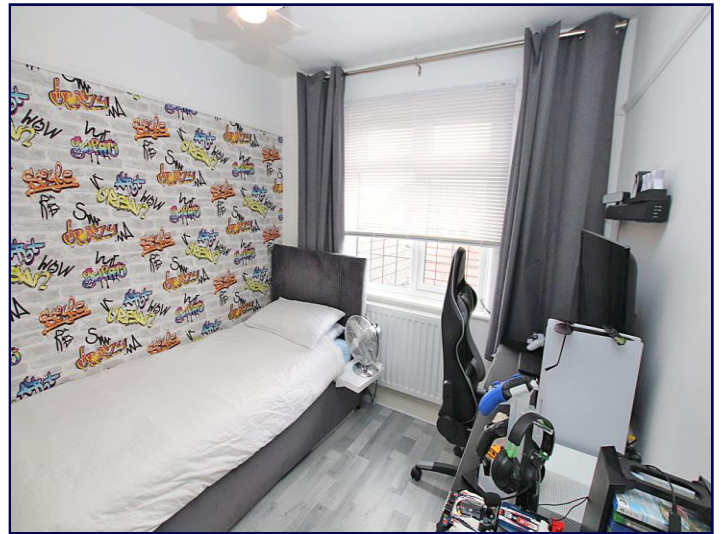
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Entrance Porch

With uPVC double glazed entry door to the front elevation with adjoining side glazed panels. Attractive original detailing to the walls. Inner door through to the hallway.

Hallway

Tastefully decorated this lovely light and airy hallway creates a welcoming feeling and has a uPVC double glazed window to the side elevation and a plate rack to the walls. Central heating radiator.

Lounge/Diner

11' 5" plus bay x 12' 8" (3.487m x 3.854m)

Neutrally decorated the first of the reception rooms creates this versatile space which could be used as a dining area or sitting room. uPVC double glazed bay window to the front elevation. Central heating radiator. A focal point of the room is created by the inset stove with wood mantle over.

Sitting Room

16' 5" x 10' 7" (4.997m x 3.216m)

The second reception room creates this super sitting room which enjoys a dual aspect view with double glazed windows to both the rear and side elevations. Central heating radiator. One of the attractive features to this room which the present owners have created is by opening the fireplace through to the kitchen and

inserted a multi fuel stove creating ample warmth to flood throughout the property.

Kitchen

18' 6" x 8' 6" (5.629m x 2.580m)

A stylish and recently fitted kitchen offering ample storage via a range of lovely modern units incorporating twin eye level ovens set into tall units along one wall. Complementary work surfacing and breakfast bar along with integrated four ring electric hob with extractor over. Plumbing for a dishwasher. Down lighting to the ceiling. uPVC double glazed window and entry door to the side elevation. Within the kitchen you find the facing side of the attractive multi fuel stove which opens to the sitting room which has a heater plate on the top for boiling a kettle or similar creating a lovely feature.

Utility/Shower Room

5' 7" x 8' 8" (1.696m x 2.647m)

A versatile space which has been equipped with a walk in shower, close coupled w.c and a vanity wash hand basin. Down lighting and fitted extractor. To one wall there is work surfacing with storage above and plumbing and space for the washing machine and dryer below. Wall mounted gas boiler. Central heating radiator. Ideal gas boiler.

First Floor Landing

Pleasantly decorated and having uPVC double glazed window to the side elevation.

Bathroom

6' 8" x 5' 6" (2.024m x 1.684m)

A modern bathroom equipped with fitted basin and w.c set into a modern unit and a panelled bath with screen and shower over. Aqua boarding to the walls. Central heating towel radiator. Down lighting to the ceiling. uPVC double glazed window to the side elevation.

Bedroom One

11' 5" x 12' 5" (3.477m x 3.776m)

The first of the double bedrooms offers a uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

Bedroom Two

12' 5" x 10' 7" (3.796m x 3.221m)

A second double bedroom which is attractively decorated and has a uPVC double glazed window to the rear elevation. Central heating radiator. Built in cupboard.

Bedroom Three

10' 9" x 6' 9" (3.267m x 2.062m)

uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring. Picture rail.

Bedroom Four

11' 2" x 8' 6" (3.412m x 2.588m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

Set upon this corner plot and enjoying a southerly facing rear garden which also enjoys a good degree of privacy. Off road parking and detached garage to the rear. Side garden creating useful space for storing waste bins etc.

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 D: 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.

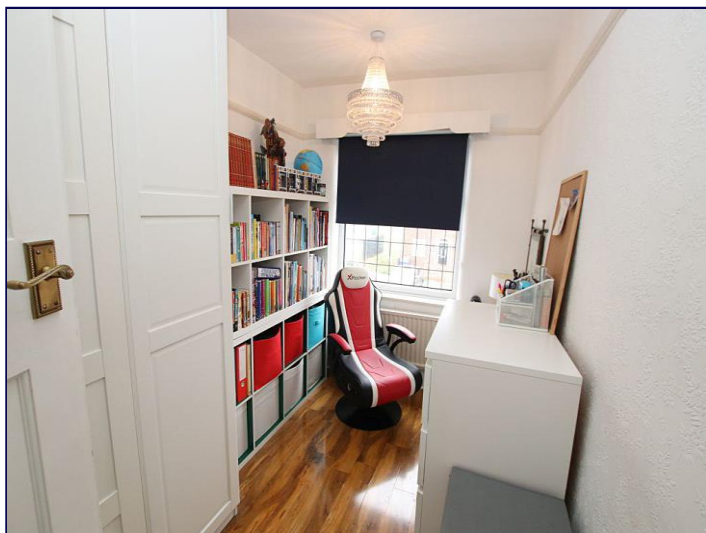
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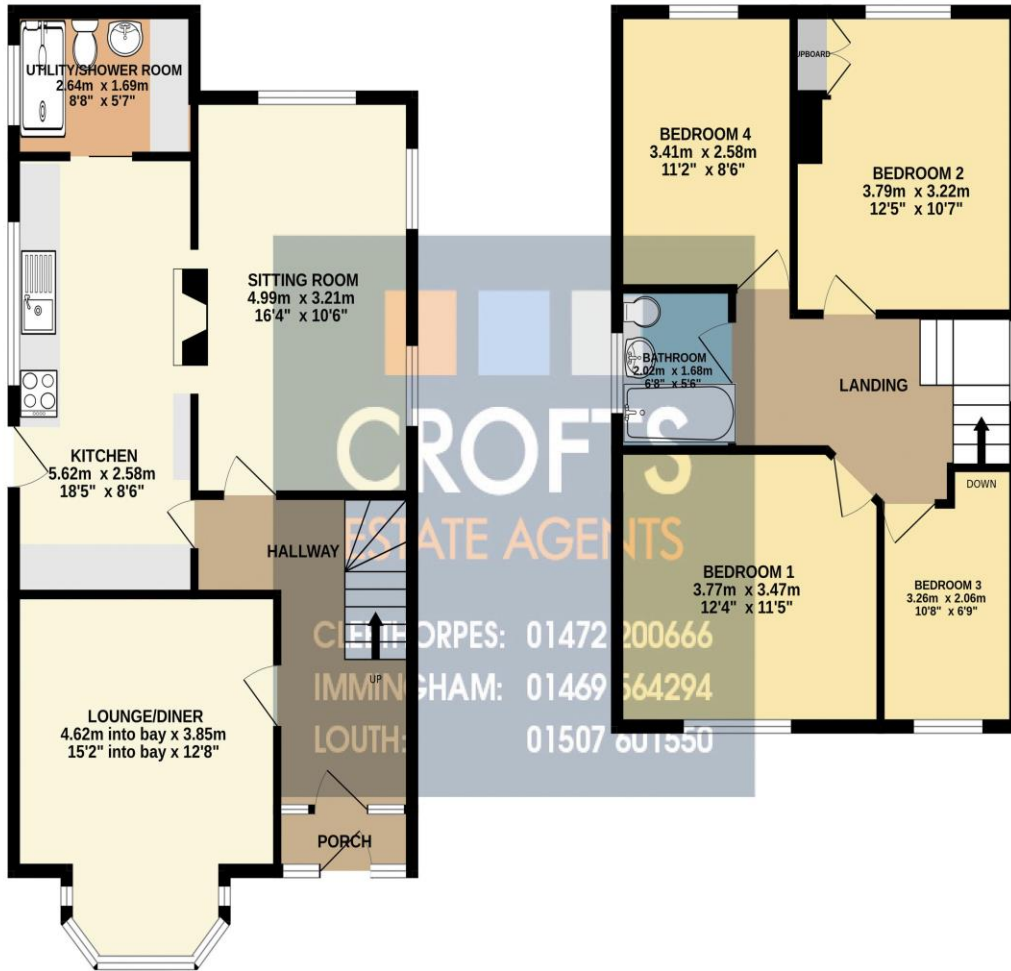
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
61.1 sq.m. (658 sq.ft.) approx.

1ST FLOOR
51.8 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA: 112.9 sq.m. (1215 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		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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