



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Highgate

Cleethorpes  
DN35 8PB

Offers in the Region Of  
£199,950

FAMILY HOME - IDEAL LOCATION - NO CHAIN - MODERN THROUGHOUT - A great opportunity to purchase a truly wonderful family which is location within a highly desirable location. Benefitting from a fantastic rear garden with plenty of space for children to play. There is also a driveway providing ample off road parking and a detached garage. Nearby there are a wide variety of local amenities and schools as well as good road and bus links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms and the bathroom. With off road parking, a garage and gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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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 window to the side elevation, a radiator and a tiled floor.

### Lounge

11' 8" x 12' 11" (3.55m x 3.93m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a log burner.

### Kitchen/Diner

10' 0" x 20' 11" (3.04m x 6.38m)

The kitchen-diner has a window and French doors with a window either side to the rear elevation, door to the side, coving to the ceiling, a radiator and a tiled floor. There is also a modern kitchen with fitted units, a sink and drainer, slimline dishwasher, an electric oven and induction hob. There is also access to the under stairs cupboard which is currently utilised as a pantry and a good space for a dining table and chairs.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

### Bedroom One

11' 8" x 12' 11" (3.55m x 3.94m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

9' 11" x 10' 11" (3.03m x 3.32m)

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

### Bedroom Three

11' 9" x 7' 7" (3.58m x 2.32m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

### Bathroom

5' 5" x 9' 7" (1.66m x 2.92m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator and vinyl flooring. There is also complimentary tiling, a WC, basin, bath and a shower cubicle with a mains shower.

### Out buildings

With a door to the front and rear there is an area ideal for a utility with plumbing for a washing machine. There is also a WC and a room at the end which could be used in many different ways.

## Garage

With double doors to the front and electrics.

## Outside

To the front there is a good sized lawn enclosed by perimeter brick walls and accessed through a gate. There is ample off road parking which leads all the way to the garage. The first car length of the driveway is shared for access with next door. The rear garden is a great size and ideal for a family with a lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

## 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.

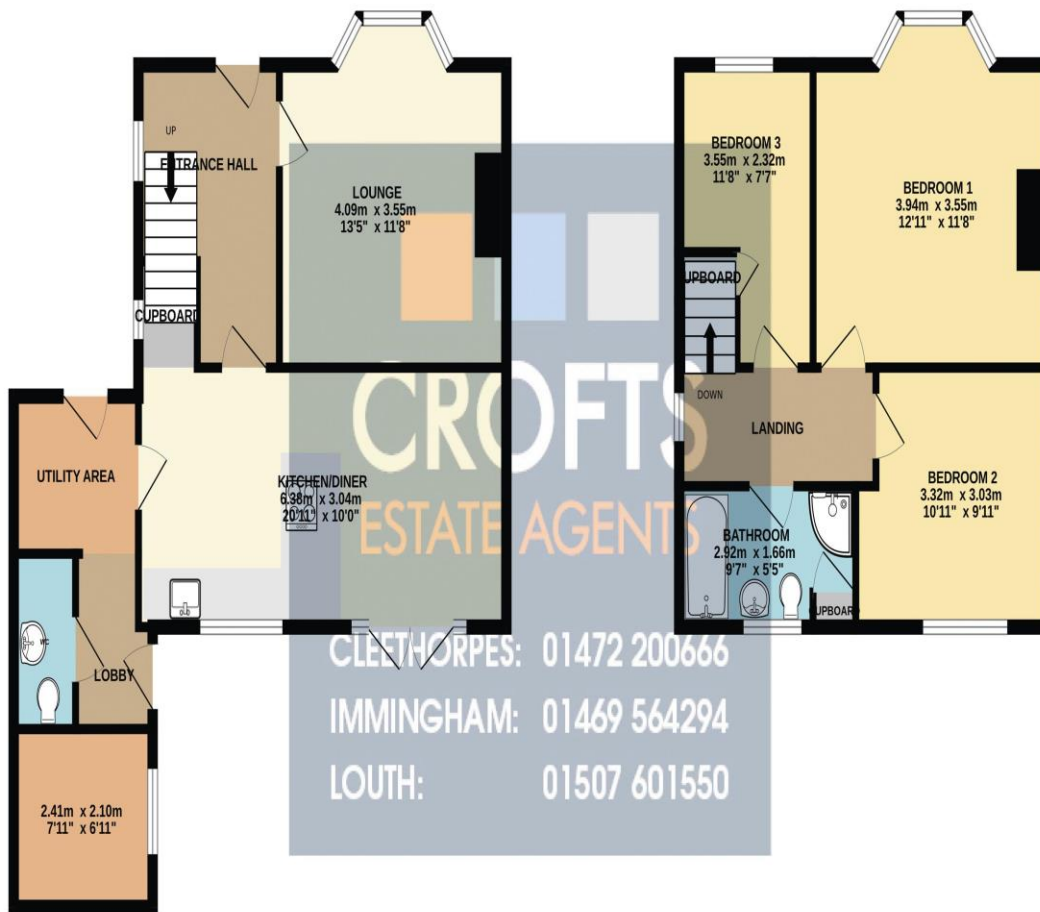
## Mortgage and Financial Advice

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.



GROUND FLOOR  
56.1 sq.m. (604 sq.ft.) approx.

1ST FLOOR  
42.4 sq.m. (456 sq.ft.) approx.



TOTAL FLOOR AREA: 98.5 sq.m. (1060 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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