



CROFTS ESTATE AGENTS

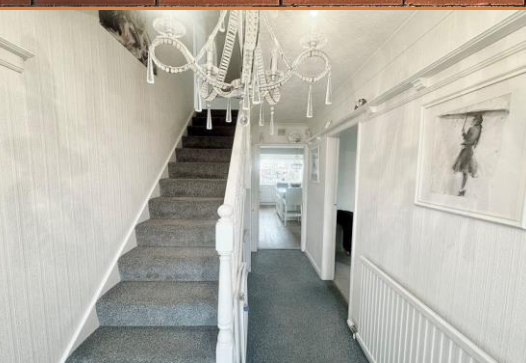
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



139 Chichester Road
Cleethorpes
DN35 0JL

Offers in the Region Of
£425,000

SOUTH FACING REAR GARDEN WITH HEATED SWIMMING POOL - NO FORWARD CHAIN - RICHARD SUTTON KITCHEN AND BATHROOM - TWO DRIVEWAYS - POPULAR LOCATION - Crofts estate agents are delighted to offer for sale this superbly appointed extended detached family home. Located within close proximity to many local amenities, schools and also the popular seafront. A house that will not leave you feeling let down, oozing quality fittings throughout the spacious and versatile accommodation. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner and utility all to the ground floor. There first floor reveals the first floor landing, four bedrooms, one of those is currently used as a dressing room and then the bathroom with a fantastic four piece suite. With gardens, two driveways and a garage along with uPVC double glazing and gas central heating.

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 coving to the ceiling, a radiator and a carpeted floor.

WC

With an opaque window to the side elevation, a heated towel rail, vinyl flooring, a WC and basin.

Lounge

12' 11" x 15' 5" (3.94m x 4.71m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place with an electric fire.

Kitchen/Diner

17' 5" x 21' 9" (5.31m x 6.63m)

The kitchen-diner has a door to the side elevation, window and French doors to the rear, a radiator and laminate flooring. There is also a fabulous Richard Sutton fitted kitchen with plenty of storage and counter space with a large Island also. With a one and a half sink, range oven and over head extractor and plenty of space for a dining table and chairs.

Utility room

6' 4" x 6' 11" (1.92m x 2.11m)

The utility room has a window to the rear elevation, plumbing for both a washing machine and dishwasher and space for a tumble dryer.

First Floor Landing

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

Bedroom

11' 5" x 12' 0" (3.48m x 3.67m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There have been double doors into bedroom two which is currently used as a dressing room.

Bedroom Two

12' 1" x 11' 10" (3.69m x 3.60m)

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

Bedroom Three

16' 0" x 7' 7" (4.88m x 2.32m)

Bedroom three has a dual aspect windows to the front and rear elevation, a radiator and laminate flooring.

Bedroom Four

One

8' 11" x 9' 5" (2.73m x 2.86m)

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

Bathroom

7' 3" x 9' 3" (2.20m x 2.83m)

The bathroom has an opaque window to the rear elevation, fully tiled walls and flooring, a heated towel rail and a fabulous Richard Sutton suite with a WC, vanity basin, bath and mains shower.

Garage

With an up and over, door to the side and window to the rear.

Outside

With two driveways to the front providing off road parking and also a lawn, enclosed by perimeter brick walls and fencing. Gates open to reveal access to the rear garden. South facing, a sun worshippers dream, with a well kept lawn, perimeter fencing and a lovely pergola to take shade and relax under. There is also a fantastic heated swimming pool which is without a doubt the cherry on the cake of this stunning home.



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 and 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



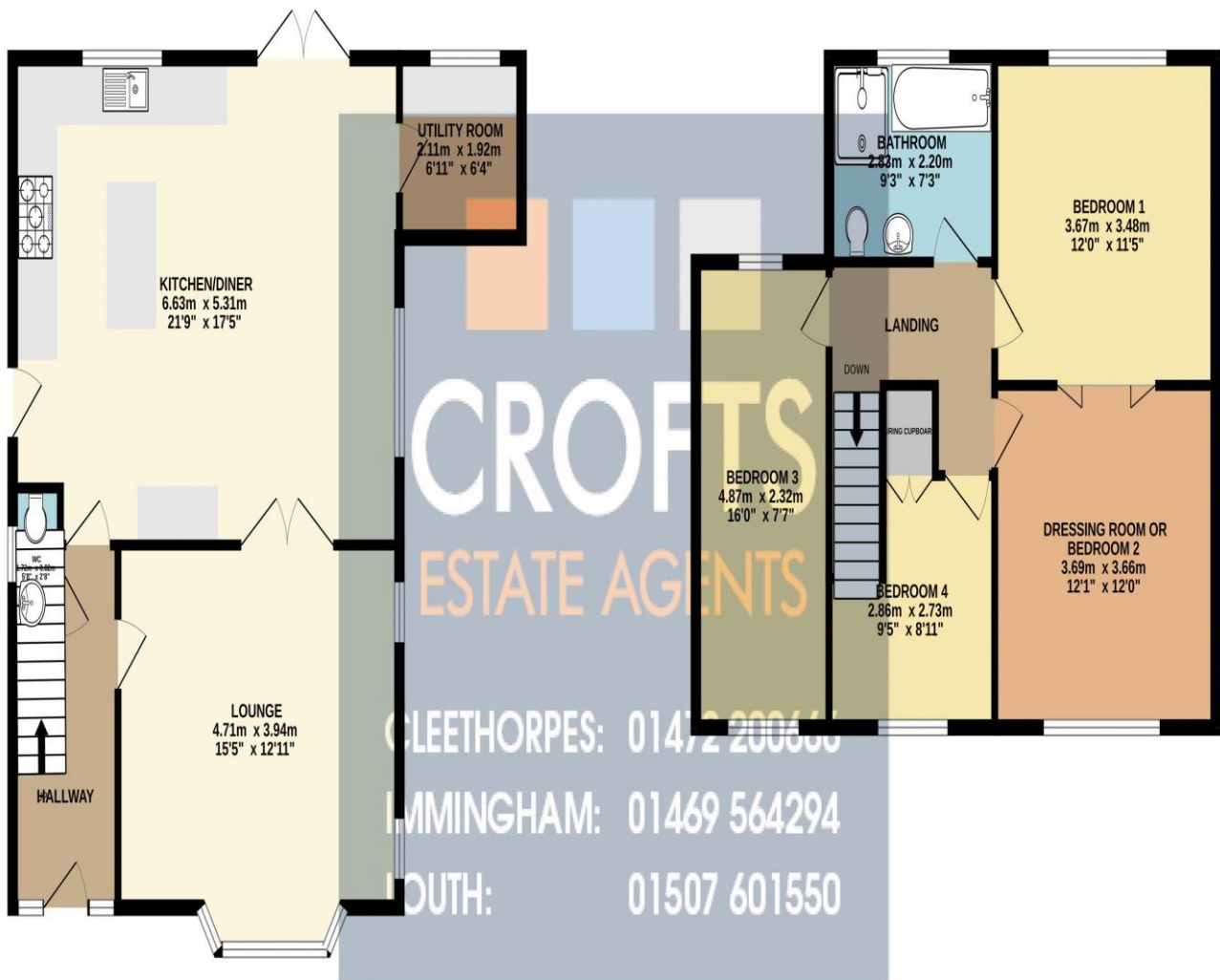


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
66.5 sq.m. (715 sq.ft.) approx.

1ST FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 126.5 sq.m. (1361 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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