PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

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Station Road

North Thoresby DN36 5QP

Offers in the Region Of £235,000

NO FORWARD CHAIN - SOLAR PANELS - HEAT PUMP - Crofts estate agents are delighted to offer for sale this spacious and versatile property which is located within a popular village location. Located with access off a shared driveway on Station Road, this secluded plot offers plenty of parking and private garden spaces. Requiring a scheme of modernisation, this property is expected to be popular and comes with viewing highly advised. The village boasts a variety of local amenities and internal viewing will reveal the spacious hallway, lounge, dining room, kitchen, three bedrooms and the bathroom. With a single garage, ample space for parking and gardens to all sides. The property also benefits from uPVC double glazing, solar panels and a heat pump.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals access to the loft, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

13' 3" x 13' 5" (4.04m x 4.09m) The kitchen has a window to the front elevation, a door to the side, a radiator and a fitted kitchen.

Lounge

13' 5" x 17' 10" ($4.08m \times 5.43m$) The lounge has a window to the side elevation, sliding patio doors to the rear, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

13' 5" x 9' 8" (4.08m x 2.94m) The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom One

13' 0" x 13' 5" (3.95m x 4.09m) Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

9' 11" x 12' 11" (3.01m x 3.93m)

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

Bedroom Three

 $7^{\prime}\,5^{\prime\prime}\,x\,10^{\prime}\,1^{\prime\prime}$ (2.26m x 3.07m) Bedroom three has a window to side elevation, a radiator and a carpeted floor.

Bathroom

7' 9" x 8' 6" (2.36m x 2.58m) The bathroom has an opaque window to the front elevation, a heated towel rail, a WC, basin and a bath.

Garage

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

Outside

Accessed off a shared access road leading to a private drive, the property is found through secure gates and reveals gardens to all sides with an abundance of off road parking and access to the garage.

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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 websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.







GROUND FLOOR 104.3 sq.m. (1123 sq.ft.) approx.



TOTAL FLOOR AREA : 104.3 sg.m. (1123 sg.ft.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, norms and any other times are approximate and no responsibilly taken for any ency mission or mis-statement. This plan is for illustrated purposes only and should be used as such by any prospective purchase. The services, systems and appliances should here used as such by any as to their operability or efficiency can be given.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, retable values et has been given in good faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made in the set advise to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or envices including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.