



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Thoresby Road

Tetney
DN36 5JT

£199,950

NO FORWAR CHAIN - FULLY PLANNING FOR REAR EXTENSION AND DRIVEWAY - IN NEED OF MODERNISATION - Crofts estate agents are delighted to offer for sale this detached bungalow which is located within a popular village. Being sold with full planning for a rear extension and driveway, any new buyer may just wish to modernise the property, making this a property that will appeal to many. With local amenities nearby, internal viewing will reveal the hall, lounge, kitchen, two bedrooms and the bathroom. With gardens to all sides and the property also benefits from 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 a radiator, laminate flooring and access to the loft.

Lounge

13' 1" x 11' 3" (4.00m x 3.44m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

Kitchen

4' 11" x 14' 7" (1.50m x 4.45m)

The kitchen has two windows and a door to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer.

Bedroom One

11' 2" x 8' 11" (3.40m x 2.73m)

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

Bedroom Two

7' 11" x 8' 11" (2.42m x 2.73m)

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

Bathroom

7' 2" x 9' 5" (2.18m x 2.88m)

The bathroom has dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a WC, basin and a bath with a mains shower over and a built in cupboard.

Outside

With garden spaces to all four sides, enclosed by a perimeter fence with a gate providing access to the path to the front door. There are areas with a lawn and a secure outbuilding in the rear garden.

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

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.

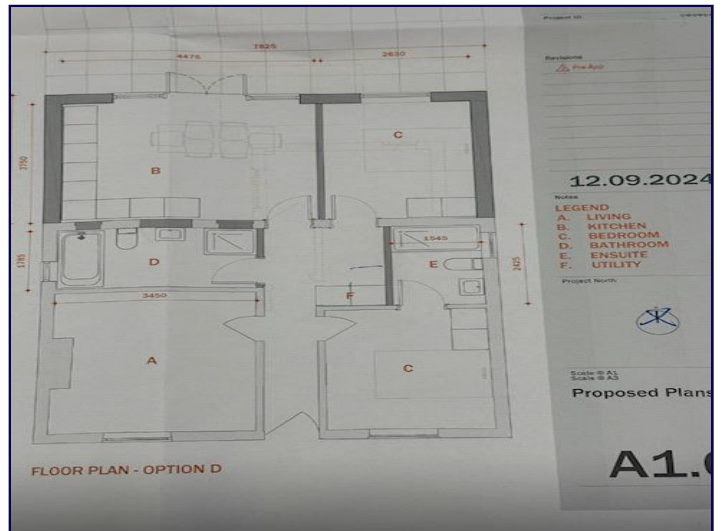
Property Management

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.

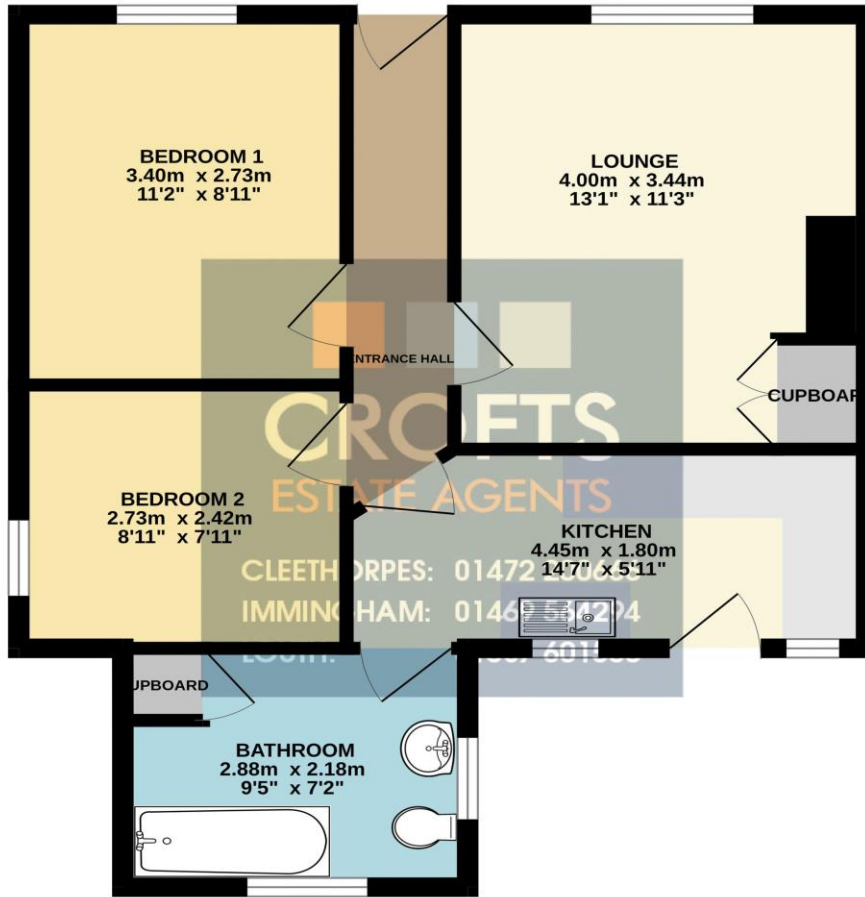
Mortgage and Financial Advice

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
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA : 47.1 sq.m. (507 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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |