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



James Major Court

Cleethorpes
DN35 9HG

Offers in the Region Of
£175,000

Early viewing is highly advised on this superbly presented two bedroom modern semidetached bungalow found within this modern development in the heart of Cleethorpes and within easy access to St Peters Avenue and its many shops and facilities and the beach front itself. Offered for sale with no forward chain on the vendors side, this super property briefly comprises entrance hallway, living room, breakfast kitchen, bathroom and two bedrooms. Small front garden and a lovely private rear garden which enjoys the morning and afternoon sun. Allocated parking for a couple of cars to the side elevation. Gas central heating and uPVC double glazing with the windows having the lovely feature of plantation shutters. Viewing really is a must on this lovely home.

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Entrance Hallway

Offering composite entrance door to the side elevation, the hallway is neutrally decorated as found throughout this lovely bungalow. Down lighting and loft access to the ceiling. Central heating radiator. Storage cupboard with radiator, creating a useful airing cupboard.

Lounge

15' 8" x 9' 11" (4.777m x 3.024m)

A well proportioned living room with double glazed window to the front elevation with plantation shutters. Central heating radiator. Laminate flooring.

Kitchen/Breakfast Room

11' 11" max x 10' 1" (3.622m x 3.078m)

This superb kitchen offers a excellent array of fitted wall, base and larder units with complementary work surfacing with inset one and a half sink and drainer. Breakfast bar area. Integrated oven and four ring gas hob with fitted extractor unit over. Integrated fridge / freezer and washing machine. Splashback tiling. Central heating radiator. Wall mounted gas boiler. uPVC double glazed window and composite entry door to the front elevation.

Bedroom One

13' 4" x 9' 11" (4.076m x 3.026m)

The first of the bedrooms offers laminate flooring and a central heating radiator. French doors to the rear elevation again fitted with plantation shutters.

Bedroom Two

7' 5" max x 10' 1" (2.252m x 3.072m)

The final of the two bedrooms once again offers French doors to the rear along with plantation shutters. Central heating radiator. Laminate flooring.

Shower Room

8' 3" x 5' 7" (2.526m x 1.694m)

Modern shower room with walk in shower area, close coupled w.c and a pedestal wash hand basin. Splashback tiling. Down lighting and fitted extractor. Central heating radiator. Two pin bathroom plug. uPVC double glazed window to the side elevation.

Outside

The property is set upon a reasonable sized plot with small frontage with metal powder coating fence and gate giving access to the door from the kitchen. For ease of maintenance the garden area to the front has slate beds. To the side elevation of the property there is an allocated parking area which can provide parking for a couple of cars. The rear garden is a real delight and not only catches the morning sun but also that of the afternoon and

evening. The garden has been landscaped for ease of maintenance and offers gravelled beds, patio areas and complemented with established shrubs.

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.

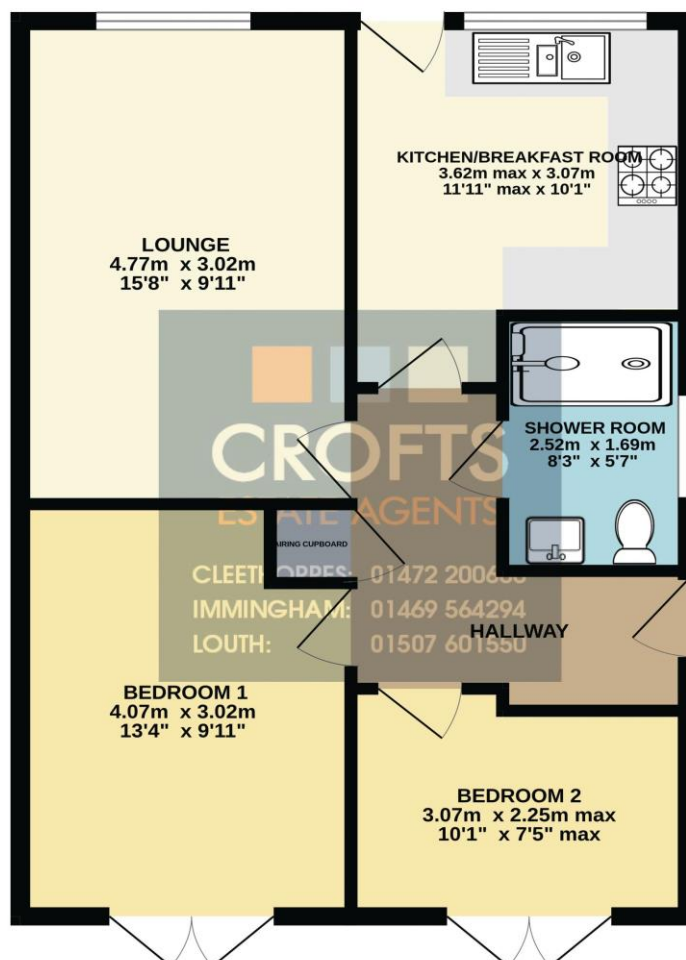
Mortgage and Financial Advice

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
53.8 sq.m. (580 sq.ft.) approx.



TOTAL FLOOR AREA : 53.8 sq.m. (580 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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