



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



Wilson Street

Cleethorpes
DN35 7QF

Offers in Excess of £200,000

A rare opportunity to purchase a spacious THREE/FOUR BEDROOM detached family home in an area normally known for terrace and semi-detached houses. Set upon this good sized plot, only by internal viewing will you appreciate the space that is on offer. Attractively presented throughout, this lovely home benefits from gas central heating and uPVC double glazing with the accommodation on offer briefly comprising; entrance hall, wetroom, sitting or GF bedroom, spacious lounge to the rear, large breakfast kitchen, conservatory, landing and three good sized bedrooms with the main bedroom previously two bedrooms and it would be very simple to reinstate as such, and finally the family bathroom. The front of the property is open plan benefitting for off road parking for a couple of cars. Lovely sized rear garden ideal for outdoor entertaining and having a large storage garage/workshop.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Offering uPVC double glazed window to the front elevation and a entry door to the side. Pleasantly presented and having laminate flooring. Storage cupboard which houses the gas boiler. Door to stairs to the first floor, and doors off to the other ground floor rooms.

Wet Room

5' 6" x 7' 0" (1.674m x 2.144m)

An addition to the property is this useful ground floor wet-room which has a shower area, w.c and wash hand basin. Tiling to the walls. Fitted extractor. uPVC double glazed window to the side elevation.

Sitting Room

14' 1" x 9' 3" (4.298m x 2.831m)

With uPVC double glazed window to the front elevation, this multifunctional room has recently been used as a ground floor bedroom but would equally make a great second sitting room. Fitted cupboard. Central heating radiator.

Living Room

20' 9" x 12' 5" (6.336m x 3.782m) max

A spacious living/dining room which has a uPVC double glazed window to the side and patio doors leading into the conservatory to the rear. Coving and rose to the ceiling. Central heating radiator.

Conservatory

8' 7" x 12' 1" (2.612m x 3.689m)

uPVC double glazed conservatory with French doors to the rear. Central heating radiator.

Breakfast Kitchen

17' 8" x 11' 8" (5.387m x 3.556m)

A lovely sized breakfast kitchen with a fridge freezer, wall and base units with complementary work surfacing and breakfast bar area. Splashback tiling. Inset sink and drainer. Integrated double eye level oven, four ring electric hob with extractor over, wine fridge, fridge and freezer and a dishwasher. Plumbing for a washing machine. uPVC double glazed window to the rear elevation. Tiled flooring. Designer column central heating radiator. uPVC double glazed entry door fronting the kitchen but leading out to the side elevation. There is also space for a dryer behind a cupboard door.

First Floor Landing

Offering window to half height of the staircase. Loft access to the ceiling.

Bedroom One

12' 4" x 20' 8" (3.765m x 6.292m) maximums

Offering two uPVC double glazed windows to the front elevation, the main bedroom was formerly two bedrooms, and the current owner has kept the second door into the bedroom and therefore would be relatively easy to convert back into two bedrooms for

those wishing to do so. Two central heating radiators. Fitted wardrobes.

Bedroom Two

9' 4" x 11' 6" (2.848m x 3.498m)

uPVC double glazed window to the rear elevation. Fitted wardrobes to one wall. Laminate flooring. Central heating radiator.

Bedroom Three

9' 10" x 6' 1" min (3.004m x 1.850m)

uPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

5' 5" min x 8' 10" (1.648m x 2.685m)

With tiling to the wall and floor surfaces, the bathroom is equipped with a panelled bath with screen and shower over, pedestal wash basin and close coupled w.c. Coving and down lighting to the ceiling. uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

To the front the garden offers the ability for off road parking for a couple of cars. Side gate providing access to the rear. The rear garden is larger than normal found in this area and has a fence divide down the middle as the current owners has dogs. The garden itself enjoys a reasonable degree of privacy and is ideal for those whom like to entertain from home and offers artificial lawn, decked patio and two pergolas.

Storage Garage

10' 9" x 18' 8" (3.287m x 5.701m)

A large storage garage provides ample space and could easily be converted into a garden room, home office, hobby room etc. Offering internal light and power points.

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

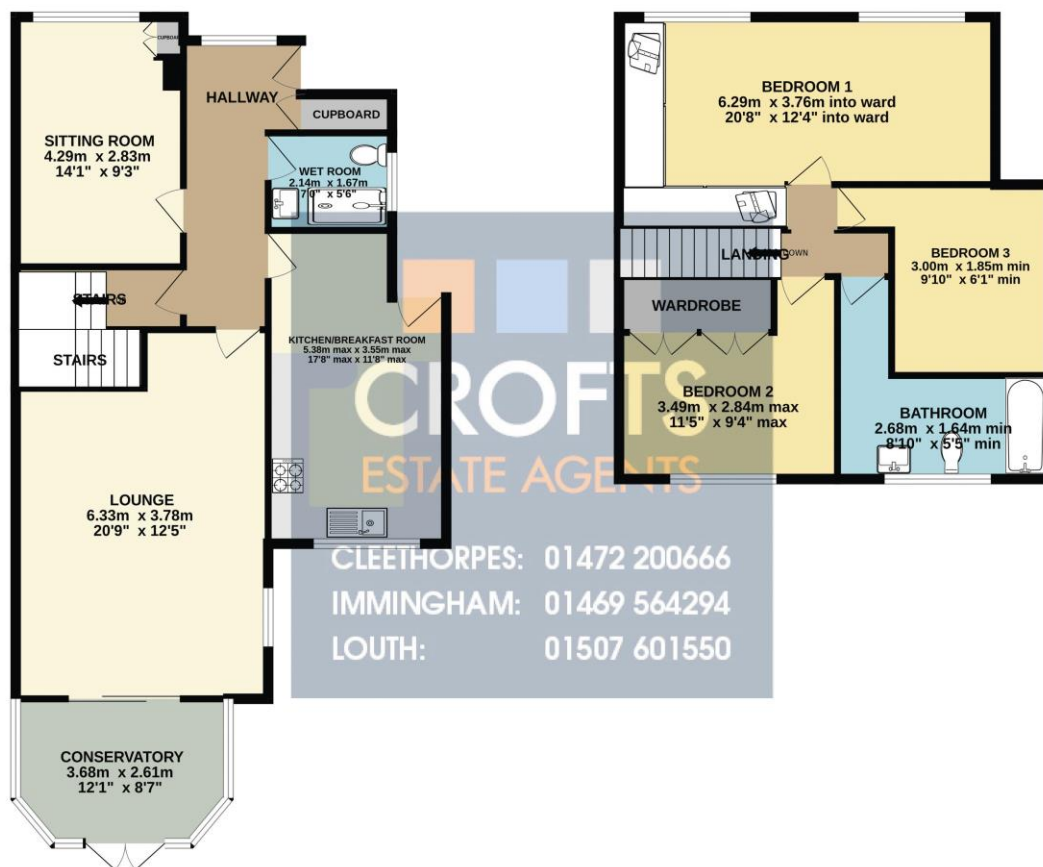
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
80.3 sq.m. (864 sq.ft.) approx.

1ST FLOOR
56.6 sq.m. (609 sq.ft.) approx.



TOTAL FLOOR AREA : 136.9 sq.m. (1473 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised 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 services 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.