



# CROFTS ESTATE AGENTS

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



## Darlington Court

Cleethorpes  
DN35 7BF

Offers in the Region Of  
£164,950

Crofts Estate Agents are delighted to be offering for sale this three storey four bedroom town house located in this prominent main road position in Cleethorpes with local amenities nearby and a short distance from the Cleethorpes beachfront itself. This mid-link town house really must be viewed, having an spacious open plan living/kitchen area offering a dual aspect view. The accommodation briefly comprises entrance hall, open plan living/kitchen area and cloakroom on the ground floor. On the first floor are two bedrooms (one which could be used as a first floor lounge), useful utility room and the family bathroom. On the second floor there are two further bedrooms including the main bedroom which has the benefit of a en-suite shower room and wardrobe area. It has the benefit of electric central heating provided by an energy efficient heating system and aluminium double glazing. Small garden and allocated car parking space to the rear.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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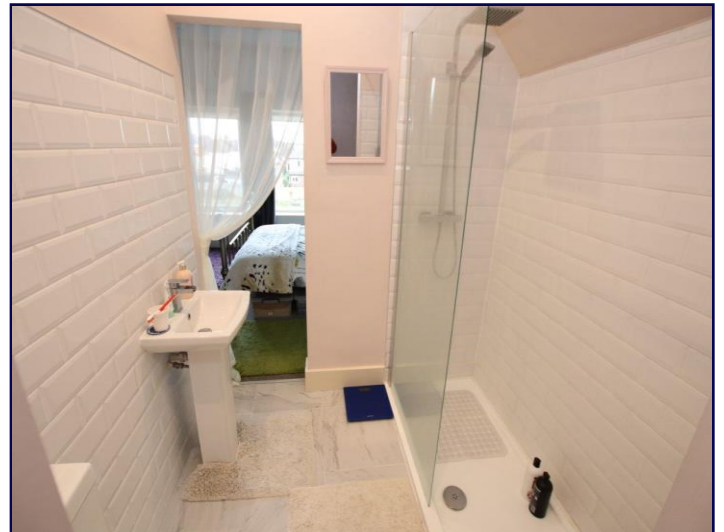
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### Entrance Hallway

Offering composite entrance door to the front elevation. Cupboard with smart meter. Down lighting to the ceiling. Staircase to the first floor.

### Lounge/Dining/Kitchen

32' 1" x 13' 7" (9.785m x 4.131m) max

This is a fantastic open plan contemporary living space with dual aspect views flooding this area with natural light. Two window units and aluminium double glazed door to the garden. Vinyl flooring, recessed spotlights and coving. The kitchen area compliments superb modern units, an island and dressed with smart work surfaces and incorporating a sink unit with drainer and mixer tap. Eye level electric oven, hob, extractor and dishwasher. Three radiators.

### Cloakroom

4' 6" x 3' 6" (1.384m x 1.064m)

Fitted with a w.c, wash hand basin and heated towel rail.

### First Floor Landing

With downlighting to the ceiling. Central heating radiator. Staircase to the second floor.

### Family Bathroom

7' 5" x 6' 0" (2.268m x 1.833m)

Equipped with a close coupled w.c, vanity wash hand basin and shower over a freestanding roll topped bath. Splashback tiling. Fitted extractor. Chrome effect central heating towel radiator.

### Bedroom One or First Floor Lounge

13' 3" x 13' 7" (4.031m x 4.130m) maximums

A versatile room that can be used as a large double bedroom or for those wishing to do so a living space. Two central heating radiators. Windows to the rear elevation.

### Bedroom Two

10' 8" x 7' 1" (3.257m x 2.168m)

Double glazed window to the front elevation. Central heating radiator.

### Utility

5' 4" x 6' 1" (1.628m x 1.848m)

Offering double glazed window to the front elevation. Roll edged work surfacing with plumbing and space for a dryer beneath. Central heating radiator. Space for washing machine and tumble dryer

### Second Floor Landing

Down lighting to the ceiling. Central heating radiator.

### Bedroom Three

15' 6" x 13' 7" (4.731m x 4.15m) maximums

Used as the main bedroom, this spacious room has double glazed windows to the rear elevation. Central heating radiator.

### Ensuite To Bedroom Three

5' 7" x 6' 4" (1.701m x 1.921m)

Fitted with a pedestal wash hand basin, close coupled w.c and walk in shower. Fitted extractor. Down lighting to the ceiling. Chrome effect central heating radiator. Access to a wardrobe/storage area.

### Wardrobe Area to Bedroom Three

3' 2" x 7' 0" (0.970m x 2.14m)

A versatile storage space currently used as a wardrobe.

### Bedroom Four

11' 4" x 7' 1" (3.455m x 2.149m)

Double glazed window to the front elevation. Central heating radiator.

### Store Room

5' 7" x 6' 2" (1.691m x 1.872m)

This useful storage room houses the heating and hot water system and has a double glazed window to the front. Loft access.

### Outside

To the front of the property the garden has railings with gated access to a low maintenance garden area and steps leading up to the front door. A small private rear garden with fenced perimeter with gated access to the rear and the parking area beyond.

### 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 C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

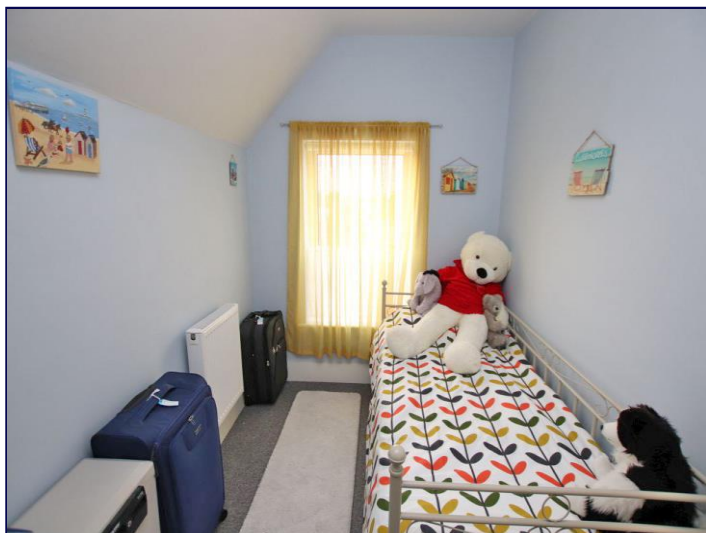
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		