



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

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01507 601550

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



## Fairway Court

Cleethorpes  
DN35 0NN

Offers in the Region Of  
£305,000

SOUTH FACING REAR GARDEN - NO FORWARD CHAIN - SUPERIOR PLOT JUST UNDER 1 ACRE - EXTENDED TO GROUND FLOOR - IN NEED OF MODERNISATION- Crofts estate agents are delighted to offer for sale this one of a kind detached property which is located within the popular town of Cleethorpes's. The property offers the buyer an opportunity to create a truly wonderful family home as it has been for a vast number of years. With many local amenities, schools and good road links nearby. Internal viewing will reveal the spacious entrance hall, lounge, conservatory, dining room, sitting room, shower room, kitchen, WC and fifth bedroom all to the ground floor. With four bedrooms and a bathroom to the first floor. With ample off road parking, a garage and a fantastic rear garden 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

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Entrance Hall

Entering the property reveals a large space with windows to the side and front elevation, coving to the ceiling, two radiators and the flooring is majority carpeted. There is also access to large cupboard which leads into the garage.

### Bedroom Five/Study

11' 8" x 9' 2" (3.55m x 2.80m)

With a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### WC

The WC has an opaque window to the side elevation, a tiled floor, WC and a vanity basin.

### Dining Room

9' 0" x 20' 5" (2.75m x 6.22m)

The dining room has a window to the side elevation, two radiators and a carpeted floor.

### Sitting Room

16' 0" x 10' 4" (4.87m x 3.15m)

The sitting room has a window to the rear elevation, a carpeted floor and feature fire place. The shower room is also within this room measurement.

### Shower Room

With a tiled floor, vanity basin and a shower cubicle with a mains shower.

### Kitchen

16' 0" x 14' 6" (4.87m x 4.43m)

The kitchen has a window to the side elevation, French doors with a window either side to the rear elevation, a tiled floor and a substantial range of fitted units with counter space with a one and a half sink and drainer, dish washer, electric double oven and gas hob. There is also a large Island.

### Lounge

33' 3" x 11' 5" (10.14m x 3.47m)

The lounge has dual aspect windows to the front and side elevation, sliding patio doors to the rear elevation, a radiator and a carpeted floor. There is also a feature fire place and home bar with optics made from York Stone. French doors then lead to the conservatory.

### Conservatory

18' 5" x 11' 0" (5.61m x 3.35m)

The conservatory has tri aspect windows, French doors to the side elevation and a tiled floor.

## First Floor Landing

The first floor landing has a window and door to the front elevation, access to the loft and a carpeted floor.

## Bedroom One

15' 11" x 11' 5" (4.84m x 3.47m)

Bedroom one has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor. There is also a range of fitted wardrobes.

## Bedroom Two

8' 11" x 10' 11" (2.72m x 3.32m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and fitted cupboard.

## Bedroom Three

8' 11" x 9' 2" (2.72m x 2.80m)

Bedroom three has a window to the rear elevation and a radiator.

## Bedroom Four

10' 4" x 9' 3" (3.15m x 2.81m)

Bedroom four has a window to the front elevation and a radiator.

## Garage

18' 8" x 9' 3" (5.68m x 2.82m)

The garage has an up and over door, door to the rear, a radiator and electrics.

## Outside

With a large frontage providing ample off road parking space with perimeter conifers to the sides. The rear gardens is sight to behold with plenty of space for a family to enjoy. With a vast lawn, shed, perimeter hedges and conifers and trees. There is also a patio and decked area ideal for alfresco dining.

## 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

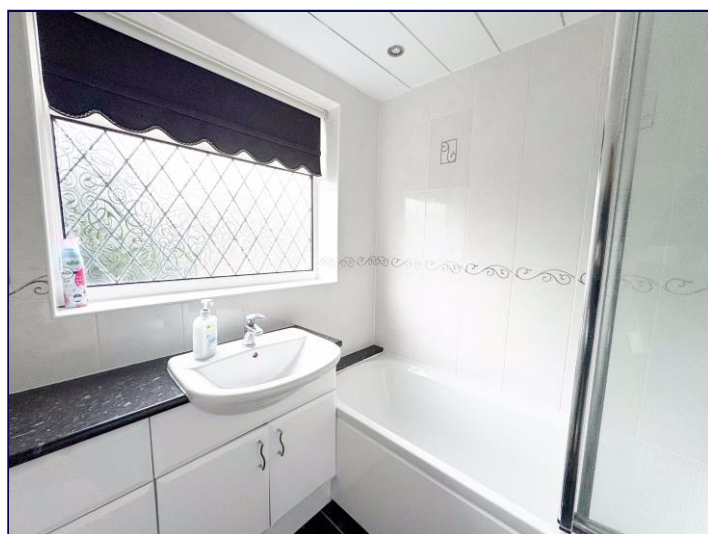
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

## 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





GROUND FLOOR  
164.4 sq.m. (1770 sq.ft.) approx.

1ST FLOOR  
55.9 sq.m. (602 sq.ft.) approx.



TOTAL FLOOR AREA: 220.4 sq.m. (2372 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		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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