



CROFTS ESTATE AGENTS

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



Bishopthorpe Road

CLEETHORPES
DN35 0TA

Offers in the Region Of
£209,950

EXTENDED BUNGALOW - NO FORWARD CHAIN - MODERN KITCHEN, BATHROOM AND EN-SUITE WET ROOM - Crofts estate agents are delighted to offer for sale this lovely semi detached bungalow which is located within the desirable town of Cleethorpes in the Signhills school catchment and nearby to Cleethorpes Country park. Having an extension to the side and rear to create an extra bedroom and also a spacious main bedroom with modern bathroom and a wetroom. Located within close proximity to many local amenities and also the seafront, this property is expected to be popular and comes with viewing highly advised. Internal viewing will reveal the breakfast kitchen, lounge-diner, three bedrooms, en-suite and bathroom. With gardens to the front and rear, a driveway for off road parking 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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Breakfast Kitchen

16' 1" x 9' 0" (4.89m x 2.74m)

With a window to the front elevation, door to the side, a radiator and Hard Wood flooring. There is also a modern fitted kitchen with Granite counter tops and splash backs, an inset sink, electric oven, Induction hob and an extractor. There is also plumbing for a washing machine and a dishwasher and space for a table and chairs.

Lounge/Diner

20' 10" x 10' 8" (6.36m x 3.26m)

The lounge-diner has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Bedroom One

17' 9" x 10' 10" (5.41m at longest x 3.29m at widest)

Bedroom one has French doors to the rear elevation, a radiator and a carpeted floor. There is also an area of built in wardrobes.

En-suite/Wet Room

6' 5" x 4' 6" (1.96m x 1.37m)

With an opaque window to the side elevation, partially tiled walls in Travertine and marble tumbled stone tiled flooring. There is also a modern WC, basin and a mains shower.

Bedroom Two

7' 4" x 10' 8" (2.23m x 3.26m)

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

Bedroom Three

11' 1" x 7' 1" (3.38m x 2.17m)

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

Bathroom

5' 6" x 10' 10" (1.67m x 3.29m)

The bathroom has an opaque window to the side elevation, a radiator and a vinyl flooring. There walls are partially covered in Travertine tiles and there is also a fitted cupboard. There is also a modern suite with a WC, basin and a Jacuzzi style bath with a glass screen and mains shower.

Outside

The front garden has a lawn and a driveway providing off road parking. A gate provides access to the front door. The rear garden has a further lawn, established shrubs and a patio area, all enclosed by perimeter fencing and conifers to the rear. There is also a secure outbuilding with electrics.

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.

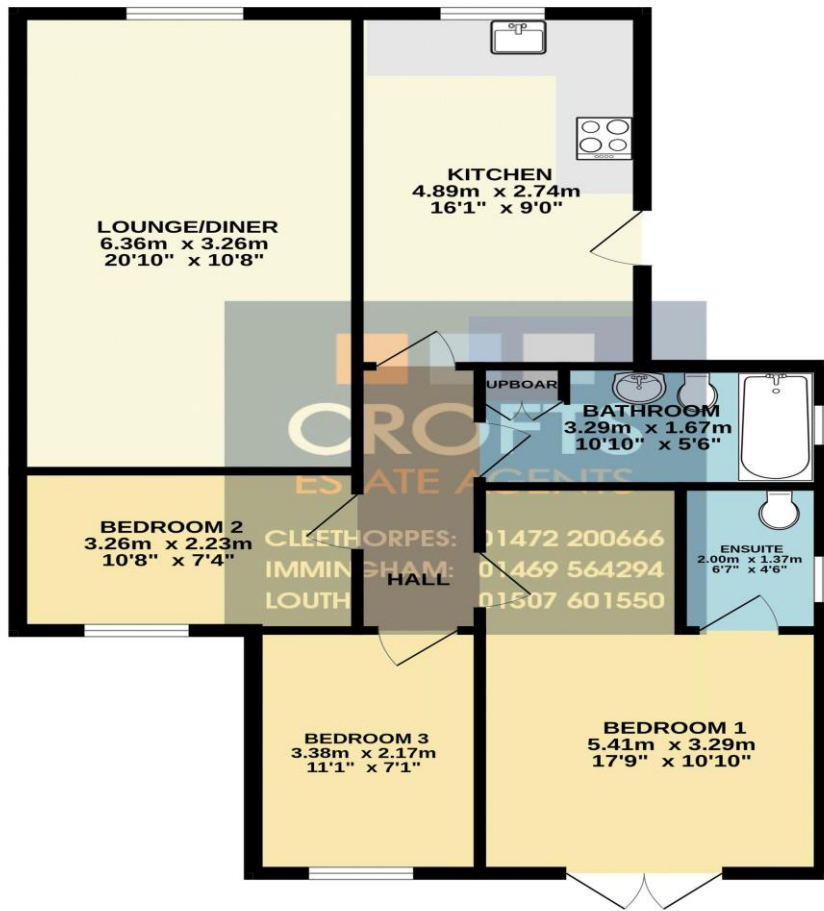
Mortgage and Financial Advice

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
76.5 sq.m. (823 sq.ft.) approx.



TOTAL FLOOR AREA : 76.5 sq.m. (823 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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