



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



**Collinson Court, Phillips Lane
Laceby
Grimsby
DN37 7BL**

£88,000

Situated close to the centre of the expanding quaint commuter village of Laceby is this ONE BEDROOM end terrace bungalow. Making the PERFECT RETIREMENT PROPERTY this property has everything needed for the down sizing couple or single person all within 38 square metres of living space which briefly comprises entrance porch, lounge, kitchen, central lobby, wet room with shower and double bedroom. Coupled with the well thought out internal living space is an equally manageable low maintenance rear garden with metal shed and raised borders, with small garden to the front plus easily accessible SINGLE OFF ROAD PARKING SPACE. This block of nine retirement properties do not tend to stay on the market long so please make your enquiries quickly!

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 :

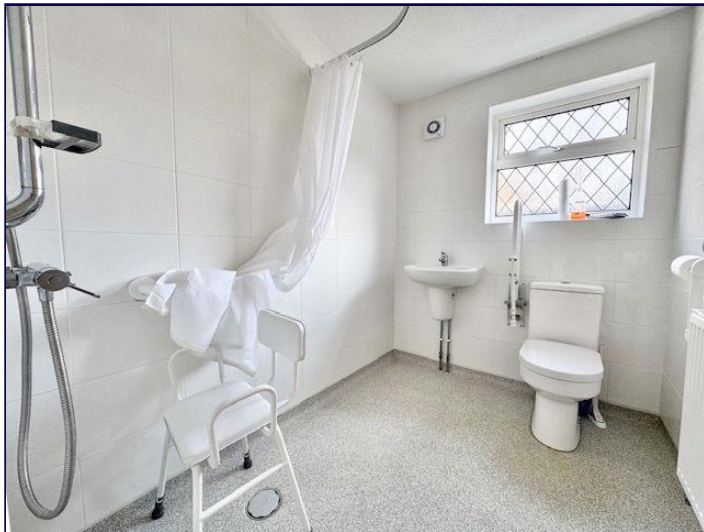
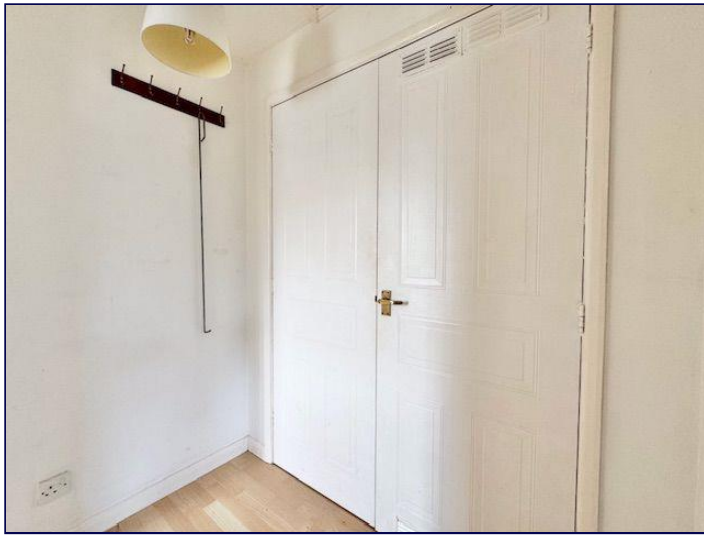
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance porch

2' 10" x 3' 2" (0.87m x 0.96m)

A small porch has uPVC front door to the covered porch area and has white decor, wood laminate flooring and down light.

Lounge

15' 0" x 9' 7" (4.56m x 2.91m)

A good sized lounge has uPVC window to both the front and side and both have vertical blinds. The room has cream decor to coving, laminate flooring, radiator and pendant light.

Kitchen

7' 11" x 6' 5" (2.42m x 1.95m)

A small compact kitchen has all you need with a light brown kitchen with wall and base units having wood effect roll top work tops, light brown splash back tiling, stainless steel sink drainer, space for washing machine and tall fridge freezer, cream decor, wood laminate flooring, uPVC window with blind to the front, radiator, extractor and pendant light.

Lobby

6' 0" x 6' 5" (1.84m x 1.95m)

A central lobby area has wood laminate flooring, white decor, large storage cupboard, loft access and pendant light.

Bedroom One

10' 11" x 10' 1" (3.33m x 3.08m)

The only bedroom is a good sized double with white decor and laminate flooring, there is radiator, uPVC glazed door and full length window and pendant light.

Wet room

7' 9" x 5' 9" (2.37m x 1.75m)

The wet room has grey vinyl wet room floor, white tiled walls, floating sink, WC and shower over area with shower curtain. The room has extractor, pendant light and frosted uPVC window.

Rear garden

A low maintenance rear garden is laid to slab with raised tiered timber planting to one corner. The garden has metal shed, timber fencing and gate to the side.

Side garden

The rear garden opens to a slab path leading to the front with well stocked soil border and fence to the side.

Front garden

The front garden has a slab path to the front door and across the front of the property with lawn garden and covered porch to the front door,

Off road parking

An allocated and owned parking space is laid to block paving with an open frontage.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band A: 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 01472 200666 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.

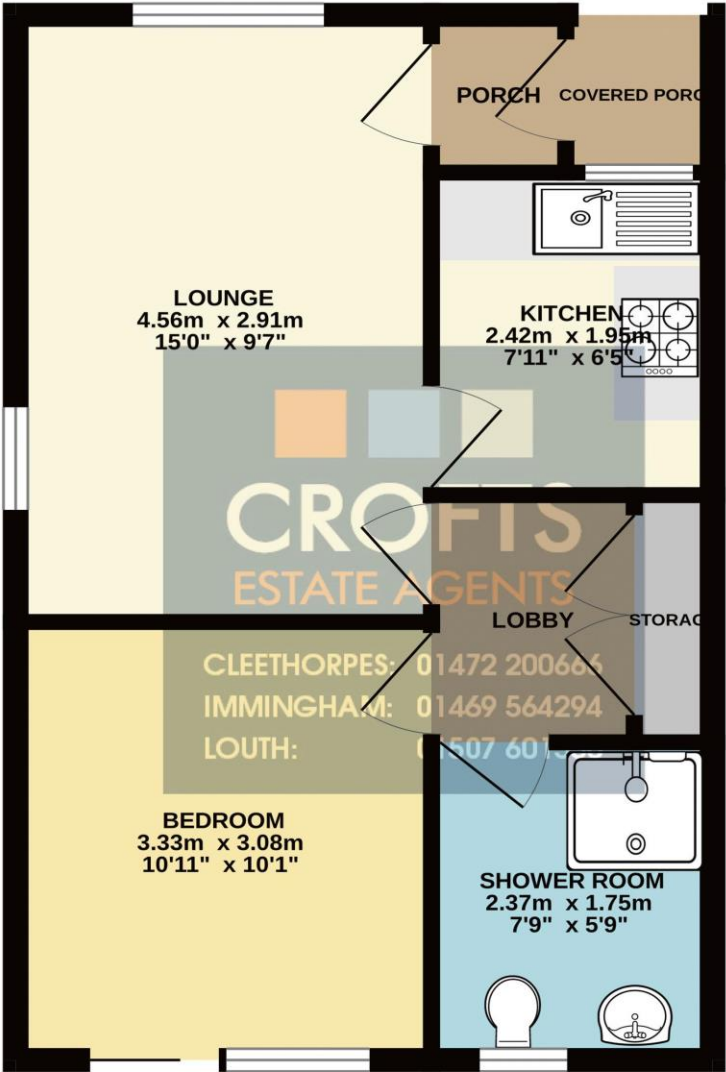
Mortgage and Financial Advice

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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
38.3 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA : 38.3 sq.m. (412 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 ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 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.