



# CROFTS ESTATE AGENTS

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



Ashby Road

Cleethorpes  
DN35 9PH

Offers in the Region Of  
£189,000

Coming to the market with NO FORWARD CHAIN is this well maintained and presented three bedroom semi detached house. Occupying an excellent position, the property finds itself well located for excellent schooling, amenities to the bottom of the road plus bus links and easy access to Grimsby and Cleethorpes. Briefly comprising a recently installed modern kitchen open plan to a dining living room, entrance hall, ground floor bathroom and spacious lounge to the ground floor with three bedrooms to the first floor with the largest bedroom possibly being big enough to house an en suite. Outside the property benefits from a south facing low maintenance garden with lawn front with long block paved driveway leading to detached single garage. With vacant possession we feel this property makes the perfect home for the upsizing family.

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#### Entrance hall

5' 8" x 5' 5" (1.73m x 1.65m)

With uPVC frosted window and door to the side, the entrance has grey decor, wood laminate, pendant light and radiator.

#### Lounge

12' 10" x 15' 8" (3.92m x 4.77m)

A spacious lounge to the front of the house has neutral carpet, off white decor with feature wall, large uPVC window to the front, radiator, pendant light and feature cream granite electric fireplace.

#### Living diner

9' 1" x 9' 9" (2.76m x 2.98m)

An excellent rear extension allows the former kitchen to now be used as living dining area. There is under stairs storage here, wood laminate flooring, white decor to coving, four down lights, radiator with this area being open plan to the kitchen.

#### Kitchen

10' 1" x 9' 3" (3.08m x 2.81m)

A modern light grey kitchen has wall and base units to three sides with a grey granite effect work top over with stainless steel sink drainer, two uPVC windows with vertical blinds, uPVC frosted door, wood laminate flooring, white decor, space for cooker with contemporary extractor over, space for washing machine and integrated tall fridge freezer and slimline dishwasher.

#### Family Bathroom

6' 1" x 5' 5" (1.86m x 1.65m)

A ground floor bathroom has fully tiled light brown walls and floor with three piece white suite having shower over the bath and glass screen. The room also has frosted uPVC to the rear, cream towel rail, extractor and ceiling light.

#### Stairs and Landing

The stairs and landing have grey carpet, neutral decor, loft access and pendant light.

#### Bedroom One

9' 3" x 11' 6" (2.81m x 3.50m)

The front bedroom has grey carpet, pale blue decor, fan light, radiator, uPVC window and built in storage cupboards. There could be enough space here for a possible en suite upstairs bath/shower room or toilet.

#### Bedroom Two

14' 9" x 7' 7" (4.49m x 2.31m)

Another good sized double room with two uPVC windows, wood laminate, pink decor, radiator and pendant light.

#### Bedroom Three

8' 7" x 7' 9" (2.61m x 2.36m)

The third bedroom is a single room with wood laminate, neutral decor to coving, radiator, pendant light and uPVC window.

**Rear garden**

A well laid block paved low maintenance south facing rear garden has soil borders with planting with timber fence boundaries and low wooden gates to the front and driveway. The garage takes up the rear corner of the rear garden.

**Front garden**

A smart block paved driveway can occupy three cars with open front to the road and timber gates to the garage area. The garden area is laid to lawn with mature tree and planting.

**Detached garage**

18' 9" x 7' 10" (5.72m x 2.40m)

A concrete sectional garage has up and over metal door with power and light inside.

**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](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.

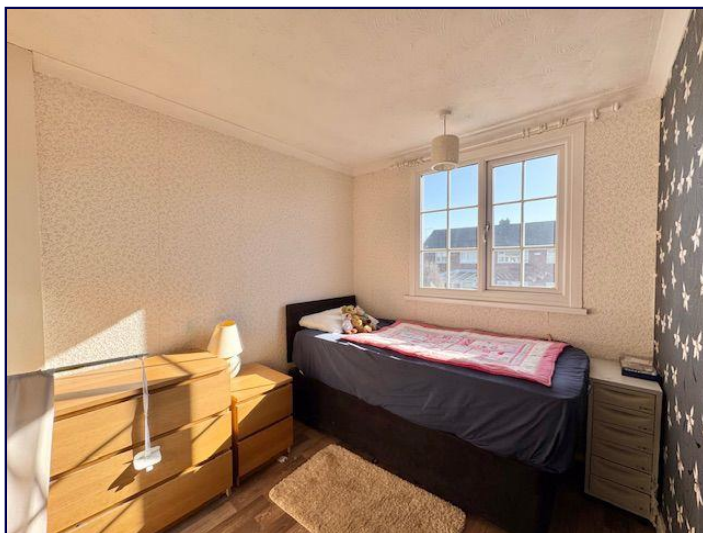
**Property Management**

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**

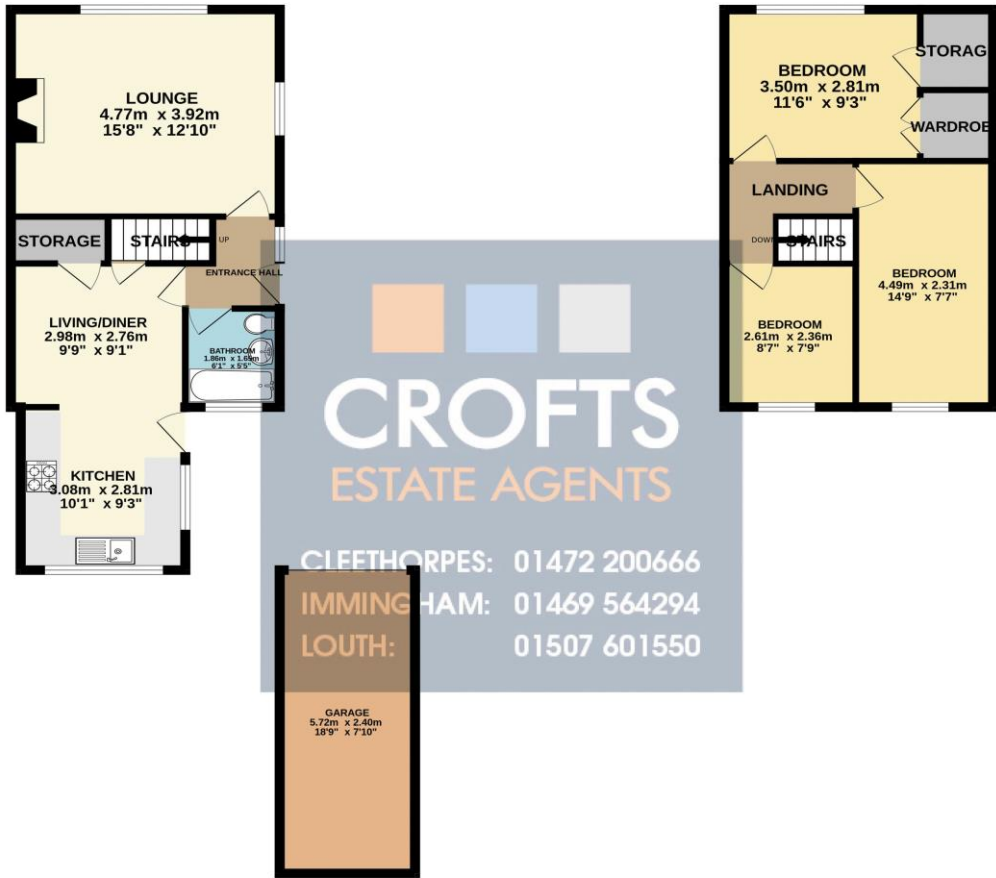
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



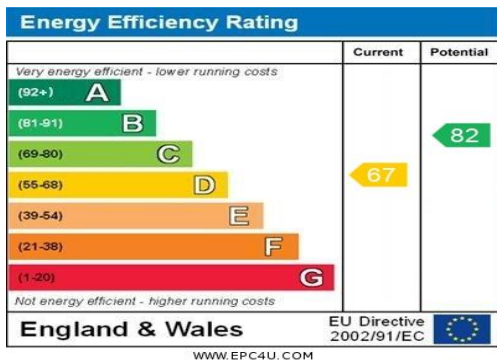
GROUND FLOOR  
58.0 sq.m. (624 sq.ft.) approx.

1ST FLOOR  
35.8 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA - 93.8 sq.m. (1010 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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