



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Neville Street

Cleethorpes
DN35 7QA

£99,950

Early viewing is highly advised on this beautifully presented two bedroom end of terrace and without a doubt is one of the finest examples of this type of property on the market today in this agents opinion. Benefitting from gas central heating and uPVC double glazing, this superb property briefly comprises entrance hallway, bay fronted living room, dining room, fitted kitchen and a lovely sun room to the rear. To the first floor you find the landing, two good sized bedrooms and a spacious bathroom which has the added bonus of a new shower cubicle that has just been fitted. Front and well maintained rear garden which offers a lovely space to entertain from home having a garden bar and storage shed. Viewing is a must to appreciate this lovely home.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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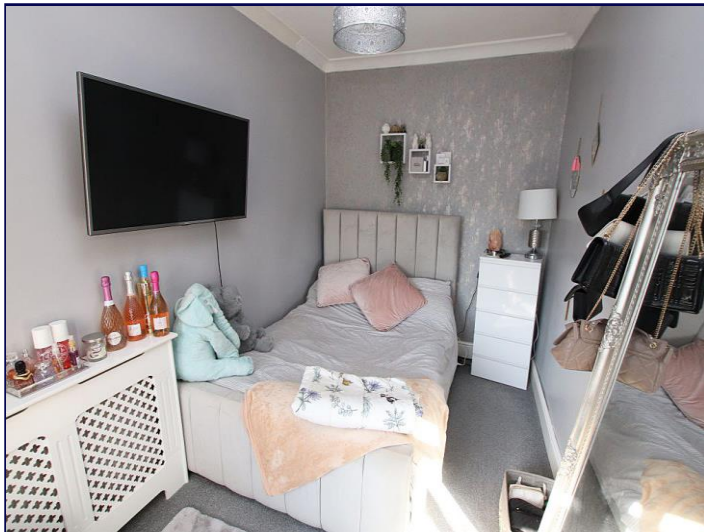
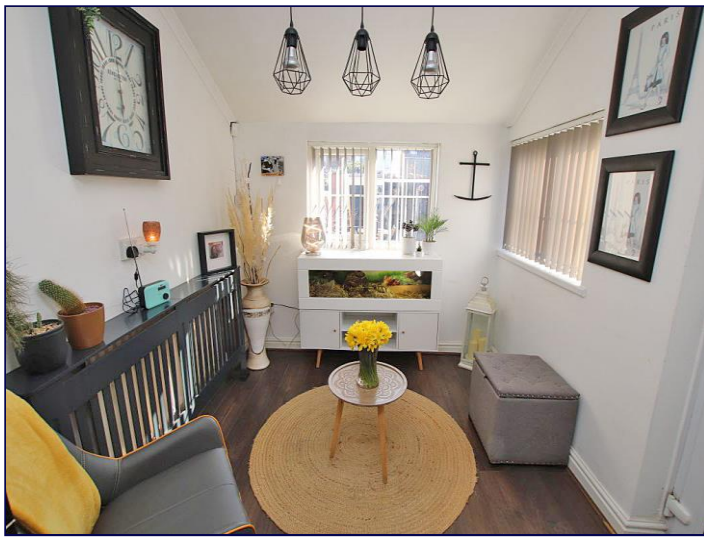
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Entrance Hallway

uPVC double glazed entrance door to the front elevation. Pleasantly presented and having staircase to the first floor.

Lounge

11' 5" to bay x 9' 5" max (3.47m x 2.88m)

The first of the reception rooms creates this attractive lounge with uPVC double glazed walk in bay window to the front elevation. Coving to the ceiling. Central heating radiator. A focal point of the room is created by the chimney breast with inset log burner. Doors through to the dining room.

Dining Room

12' 5" x 10' 0" (3.79m x 3.04m)

Tastefully decorated and having coving to the ceiling. uPVC double glazed window to the rear elevation. Central heating radiator. Understairs storage.

Kitchen

10' 8" x 7' 10" (3.25m x 2.39m)

This lovely soft close kitchen with wood effect work tops and splash backs over offers a good range of wall and base units to both sides, integral appliances that include, Electric induction hob with black metal and glass extractor over, Beko electric oven and grill, 50/50 fridge freezer with space under the work top for washer drier and dish washer. The kitchen has black metro tiling, cream decor to

coving, cream tiled floor, four way light and uPVC window to the side. The kitchen is open plan to the breakfast dining area.

Sun/Breakfast Room

8' 6" x 8' 0" (2.59m x 2.44m)

Offering uPVC double glazed windows to the rear and side elevations. uPVC double glazed entry door to the garden. Laminate flooring. Central heating radiator.

First Floor Landing

Loft access.

Bedroom One

11' 5" x 12' 8" into wardrobes (3.48m x 3.86m)

The main bedroom has uPVC double glazed window to the front elevation. Fitted wardrobes along one wall with space to accommodate a wall mounted television. Central heating radiator.

Bedroom Two

12' 5" x 7' 4" (3.785m x 2.247m)

PLeasently presented and having uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

10' 8" x 8' 0" (3.24m x 2.427m)

Having white three piece suite with newly installed separate corner shower the bathroom has grey splash back tiling. uPVC frosted window to the rear. Central heating radiator. Wall mounted gas boiler.

Outside

The property offers gardens to the front and rear elevations. The rear garden is ideal for those whom like to entertain from home and offers a low maintenance area with decked patio, garden store and then a garden bar with light and power and double doors.

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 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 the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

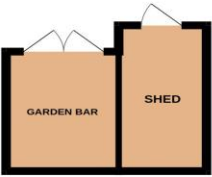
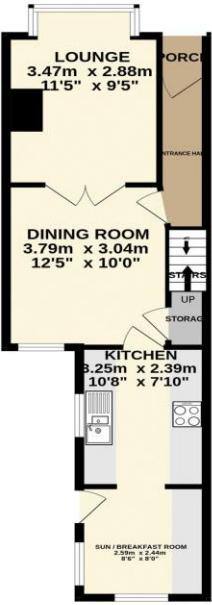
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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



GROUND FLOOR
53.4 sq.m. (575 sq.ft.) approx.



1ST FLOOR
35.1 sq.m. (378 sq.ft.) approx.



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TOTAL FLOOR AREA : 88.5 sq.m. (953 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		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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