



# 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



## Fuller Street

Cleethorpes  
DN35 7QD

£79,950

Coming to the market with NO FORWARD CHAIN is this very substantial three bedroom mid terrace house. Extended to the rear with a conservatory, the property boasts very generous ground floor living with lounge, dining room and spacious kitchen breakfast room plus first floor accommodation that includes two double rooms, box room and good sized bathroom with separate corner shower. Situated close to excellent bus transport links, amenities, parks and schools, the property makes an excellent family home. Requiring a degree of modernisation to the kitchen to suit tastes, this property is keenly priced in the market and is not expected to be on for long once viewed,

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 :

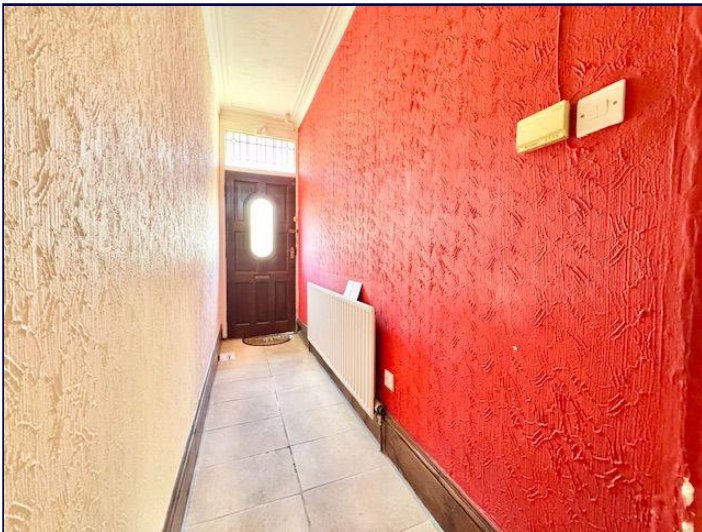
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**Entrance hall**

14' 3" x 3' 2" (4.34m x 0.97m)

With wood frosted door with light panel over, two tone decor to original coving, radiator and pendant light.,

**Lounge**

11' 3" x 10' 7" (3.44m x 3.23m)

The lounge has uPVC bay window, bi-folding double doors to the dining room, green decor to coving, ceiling rose with light, radiator and feature ornate fireplace with gas fire.

**Dining room**

13' 7" x 11' 1" (4.14m x 3.39m)

A large room with uPVC window to the rear, wood laminate flooring, white decor to coving, modern fireplace with electric fire, radiator and pendant light.

**Kitchen breakfast room**

20' 3" x 8' 10" (6.18m x 2.69m)

A large open plan room with space for dining table and chairs as well as the kitchen which runs on both sides of the room. A generous range of cream units with wood effect work tops over has one and a half stainless sink drainer over, gas hob with extractor, electric oven grill and space for washing machine, dishwasher and tall fridge freezer. The room has cream splash back tiling, cream decor, two uPVC windows, uPVC door to the side, aluminium

sliding door and window to conservatory, strip light and fan light, wood effect vinyl floor and radiator.

**Conservatory**

9' 6" x 8' 4" (2.90m x 2.54m)

The conservatory extension is a good size with uPVC windows and glazed door to the side, radiator and wall light with tiled floor.

**Stairs and landing**

The stairs and landing have brown carpet, cream decor, pendant light and has loft access.

**Bedroom One**

11' 5" x 14' 2" (3.48m x 4.32m)

The largest bedroom, has uPVC window to the front, light brown pattern decor with crimson feature wall, pendant light and radiator.

**Bedroom Two**

13' 4" x 8' 4" (4.07m x 2.53m)

With neutral decor and carpet, uPVC window, radiator and pendant light this room is a good sized double room.

**Bedroom Three**

7' 2" x 5' 11" (2.19m x 1.80m)

A small box room has beige carpet, cream decor, radiator, pendant light and uPVC window to the side.

### Family Bathroom

12' 7" x 8' 11" (3.84m x 2.73m)

A huge family bathroom has three piece white suite with brown splash back tiling, separate quarter shower to the corner with splash back tiling. The room has red and beige decor, frosted uPVC window to the rear, radiator, pendant light, two radiators and cream tiled floor.

### Rear garden

The rear garden has concrete path to the rear gate and alleyway, lawn garden, wall and fence to the boundaries plus iron side gate to the side of the house to create a secure area to the side.

### Front garden

The front garden has concrete path from the iron gate, gravel garden area with wall boundary to all sides.

### 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](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

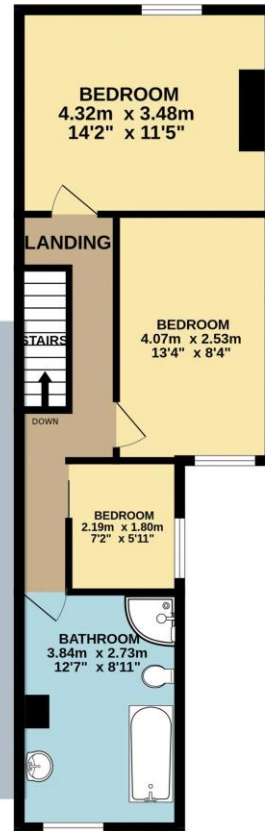
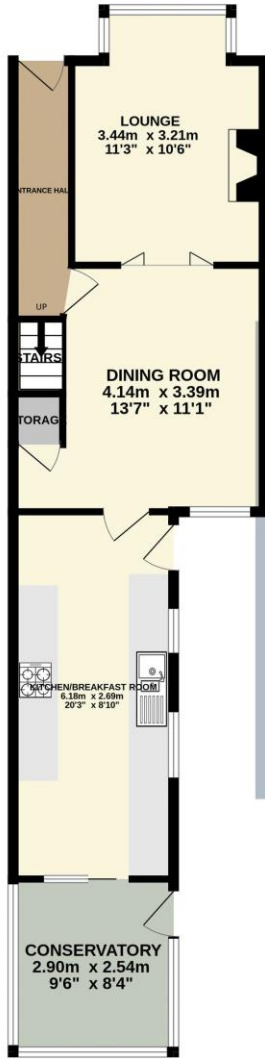
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GROUND FLOOR  
57.2 sq.m. (615 sq.ft.) approx.

1ST FLOOR  
47.4 sq.m. (510 sq.ft.) approx.



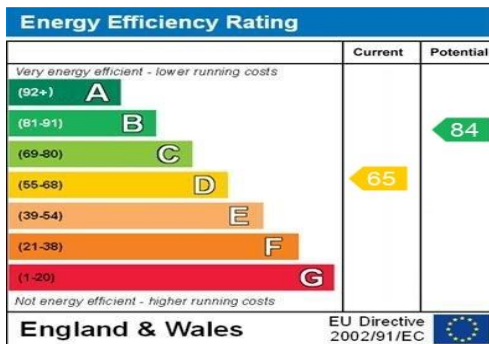
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## ESTATE AGENTS

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TOTAL FLOOR AREA: 104.5 sq.m. (1125 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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