



# CROFTS ESTATE AGENTS

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



## Wesley Crescent

Cleethorpes  
DN35 0JS

Offers in the Region  
Of £269,000

On the market with Crofts estate agents, early viewing is highly advised on this lovely sized and well presented two bedroom detached bungalow located a short stroll of Chichester Road and the many amenities that this highly popular area has to offer. This super home creates an ideal purchase for a variety of buyers just looking for that ready to move into property. The property has undergone some refurbishment over the past few years, with the accommodation briefly comprising entrance hallway, spacious living /dining room, inner hallway, modern and stylish dining kitchen with the dining area previously being a third bedroom and with the kitchen offering an excellent array of units with double oven and five ring gas hob. Two double bedrooms and then finally a modern and stylish shower room. The property has low maintenance gardens with the front having new garden wall, artificial grass and driveway creating useful off road parking. Gated access to the side leads to further parking which can easily accommodate two/three more cars behind the gate and then in turn leads down to what was a double detached garage but is currently used as a garage /workshop. The rear garden not only enjoys a sunny aspect throughout the day but also a great degree of privacy and is ideal for outdoor entertaining. Gas central heating and double glazing.

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#### Entrance Hallway

5' 6" x 6' 9" into cupboards (1.687m x 2.067m)  
Offering composite entry door with two adjoining glazed panels to the front elevation. Fitted storage cupboards.

#### Lounge/Diner

20' 4" x 16' 0" (6.210m x 4.889m) maximums  
A lovely sized living / dining room with uPVC double glazed bow window to the front elevation and a further double glazed window to the side near the dining area. Pleasantly presented and having two central heating radiators.

#### Inner Hallway

Offering loft access to the ceiling and having useful storage cupboards also containing the boiler.

#### Dining Area

8' 2" x 7' 10" (2.50m x 2.39m)  
Having uPVC double glazed bay window to the side elevation, the dining area is pleasantly presented and opens through to the kitchen. Central heating radiator.

#### Kitchen Area

15' 0" x 11' 4" (4.56m x 3.46m)  
A lovely kitchen offering an excellent array of fitted units comprising of wall, base and larder styled units along with contrasting work top and splashback guard. Inset to the work top there is a one and a

half sink and drainer. Plumbing for an automatic washing machine. Five ring gas hob with modern extractor and a double eye level oven. Central heating radiator. uPVC double glazed window and side entry door.

#### Shower Room

8' 3" x 7' 1" (2.511m x 2.156m)  
A modern shower room with uPVC double glazed window to the side elevation and having fitted corner shower, illuminated wall mounted wash basin and a close coupled w.c. Aqua boarding to the walls. Down lighting to the ceiling. Radiator.

#### Bedroom One

9' 11" x 11' 5" (3.01m x 3.48m)  
The first of the double bedrooms is pleasantly presented and is neutrally decorated. uPVC double glazed window to the rear elevation. Modern vertical central heating radiator.

#### Bedroom Two

9' 1" x 11' 4" (2.77m x 3.46m)  
The second of the double bedrooms has a uPVC double glazed window to the rear elevation. Modern vertical central heating radiator.

### Outside

Located upon this good sized plot with artificial lawn to the front, along with new front garden wall. Block paved driveway creating ample off road parking to the front and leading through side gates and onto further secure parking for another two to three cars and onto the double garage/workshop. To the rear the property enjoys a private rear garden which creates a lovely area to sit and relax and to entertain from home. Low maintenance with artificial lawn, patio areas and pergola. Detached double garage/work shop with internal light and power.

### 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 C: 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.

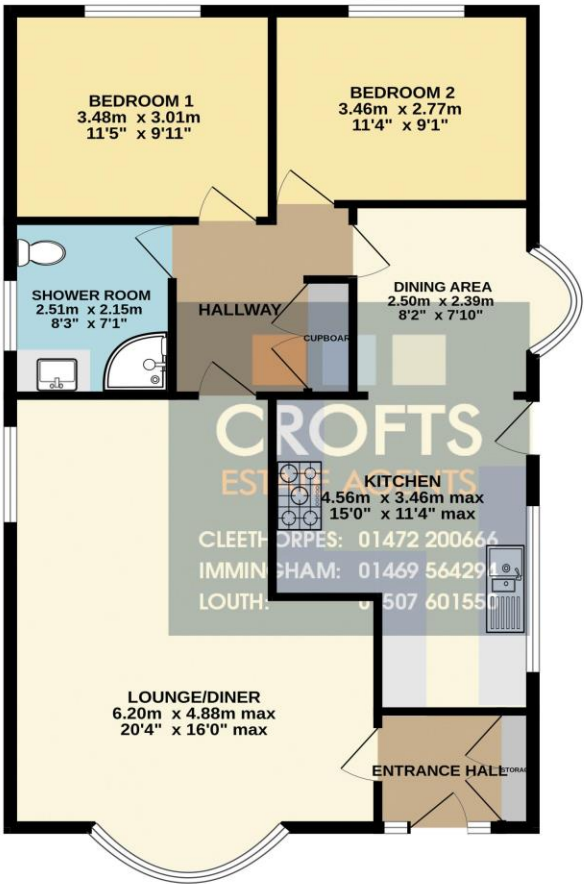
### Mortgage and Financial Advice

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  
83.7 sq.m. (901 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (901 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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