



CROFTS ESTATE AGENTS

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



Carlyle Close

Cleethorpes
DN35 0QR

Offers in the Region Of
£290,000

NO FORWARD CHAIN - UNIQUE PROPERTY - Crofts estate agents are delighted to offer for sale this spacious and versatile detached property which is located within the town of Cleethorpe's. A one off with a room ideal for a home gym which also has a sauna inside and off the hallway a ground floor shower. The rest of the accommodation comprises of a spacious lounge, conservatory, kitchen-diner, utility, WC, four bedrooms and the bathroom. With low maintenance gardens to the front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating as well as solar panels.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and wooden flooring.

Lounge

15' 1" x 11' 7" (4.61m x 3.52m)

The lounge has sliding patio doors to the conservatory, coving to the ceiling, a radiator and wooden flooring. There is also a window to the side elevation.

Conservatory

10' 5" x 9' 11" (3.18m x 3.01m)

The conservatory has tri aspect windows, French doors, a radiator and laminate flooring.

WC

The WC has an opaque window to the side elevation, a heated towel rail, WC and basin.

Utility room

5' 8" x 8' 9" (1.72m x 2.67m)

The utility room has a window to the front elevation, a radiator, plumbing for a washing machine and fitted units.

Shower Room

3' 6" x 5' 6" (1.07m x 1.67m)

With a shower cubicle with a mains shower and a radiator,

Home Gym or Sitting Room

16' 1" x 8' 11" (4.90m x 2.71m)

With French doors to the rear elevation, a radiator and also a sauna.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom One

12' 6" x 10' 9" (3.82m to wardrobes x 3.28m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

Bedroom Two

9' 0" x 10' 9" (2.75m x 3.28m)

Bedroom two has dual aspect windows to the side and front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

8' 8" x 10' 3" (2.65m x 3.12m)

Bedroom three has dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Four

5' 8" x 6' 6" (1.73m x 1.99m)

Bedroom four has a window to the front elevation and a carpeted floor.

Bathroom

6' 0" x 6' 7" (1.82m x 2.01m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a WC, basin and a bath with a mains shower.

Outside

With a block paved frontage providing off road parking. The rear garden is low maintenance and ideal for alfresco dining with an area of artificial grass, a larger timber shed and all enclosed by perimeter fencing.

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 D: 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

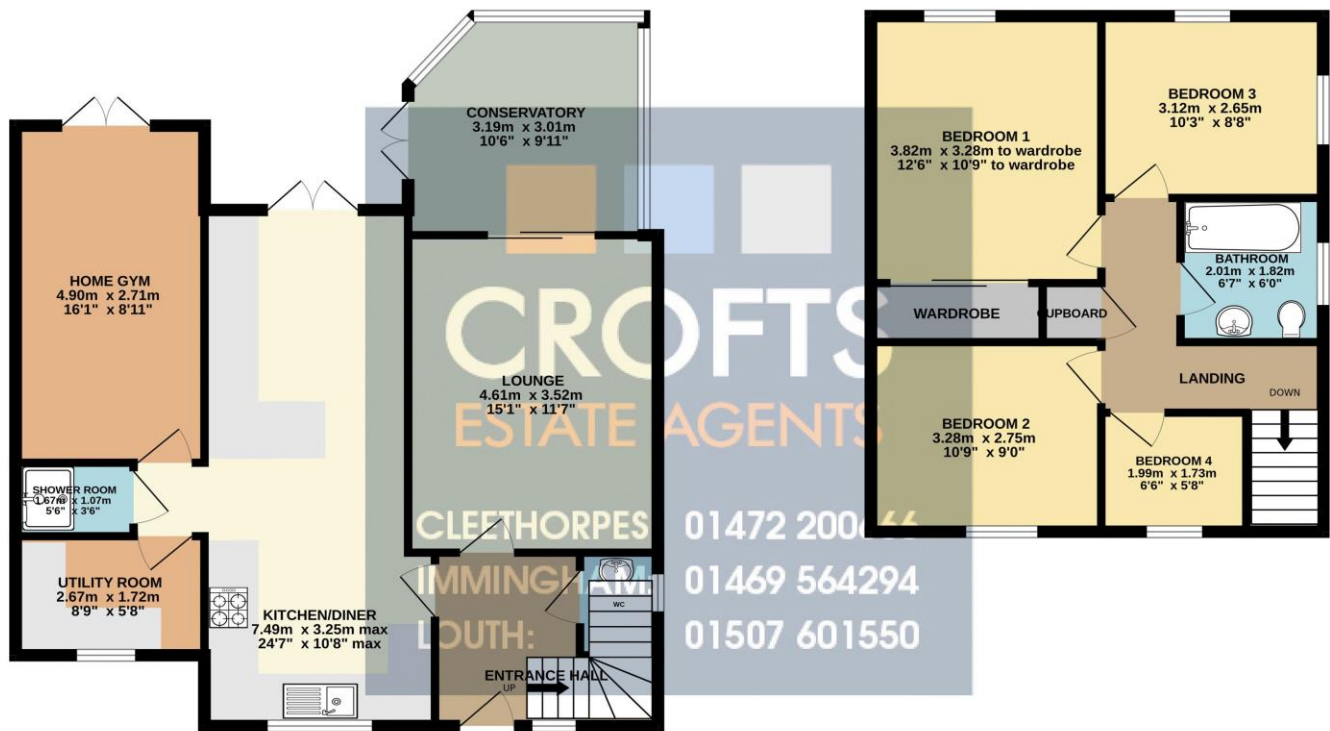
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
77.1 sq.m. (830 sq.ft.) approx.

1ST FLOOR
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA : 124.8 sq.m. (1343 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		92 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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