



CROFTS ESTATE AGENTS

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



26 Philip Grove
Cleethorpes
DN35 9DH

Offers in the Region Of
£195,000

Early viewing is highly advised on this most beautifully presented TWO BEDROOM semi-detached dormer bungalow which in this agents opinion is one of the finest examples of this type of property on the market today. Set upon what is also probably one of the largest plots in the area of approximately 0.18 ACRES, only by viewing can you truly appreciate the scope of what is on offer. Enjoying the benefits of uPVC double glazing and newly installed full gas central heating, this superb property briefly comprises entrance hallway, lovely lounge, modern fitted dining kitchen and two bedrooms to the ground floor. To the first floor you will find a small landing area along with a modern bathroom which has a storage cupboard and a walk in wardrobe off. Outside to the front is ample off road parking on neat concrete and block paved driveway and of course the extensive rear garden with storage garage/ workshop and converted studio creating an ideal home office or business opportunity.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

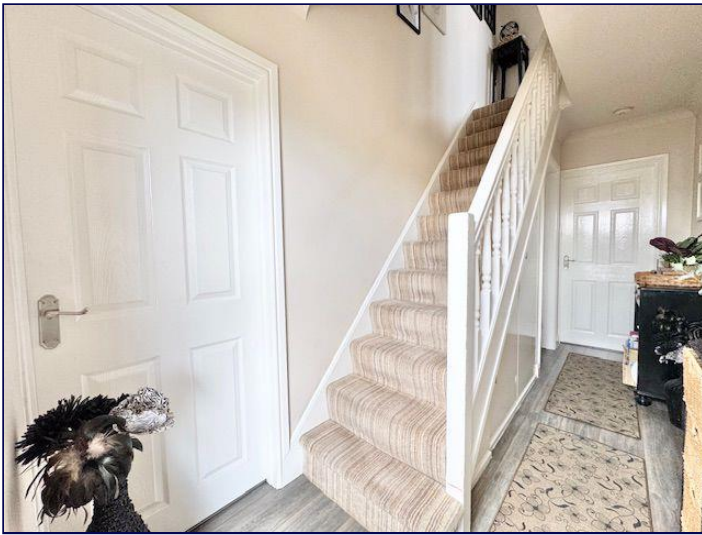
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Entrance Hallway

Pleasantly presented and having uPVC double glazed entry door to the side elevation. Coving to the ceiling and having laminate flooring. Recently installed electric radiator. Staircase leading to the first floor and having useful understairs storage cupboard.

Lounge

14' 10" into bay x 10' 10" min (4.533m x 3.311m)

This well presented living room has a uPVC double glazed bay window to the front elevation. Coving to the ceiling. Modern fire surround incorporating an electric fire.

Kitchen/Diner

9' 11" x 13' 10" (3.032m x 4.204m)

This well proportioned kitchen diner offers ample space and is fitted with a good complement of fitted wall and base units with contrasting roll edged work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with chimney extractor over. Integrated dishwasher, fridge/freezer and concealed space for a washing machine. Underlighting to the wall units. Coving to the ceiling. Tiled flooring. uPVC double glazed window and French doors to the rear elevation. Recently installed modern electric radiator.

Bedroom One

13' 8" x 8' 2" (4.159m x 2.485m)

uPVC double glazed window to the rear elevation overlooking the lovely sized rear garden. Coving to the ceiling. Electric oil filled radiator.

Bedroom Two

9' 10" x 9' 11" (3.006m x 3.035m)

Currently used as small second sitting room this versatile room has a uPVC double glazed window to the front elevation. Coving to the ceiling. Electric oil filled radiator.

First Floor Landing

Small landing area leading to the bathroom.

Bathroom

11' 8" x 7' 9" (3.561m x 2.363m) max

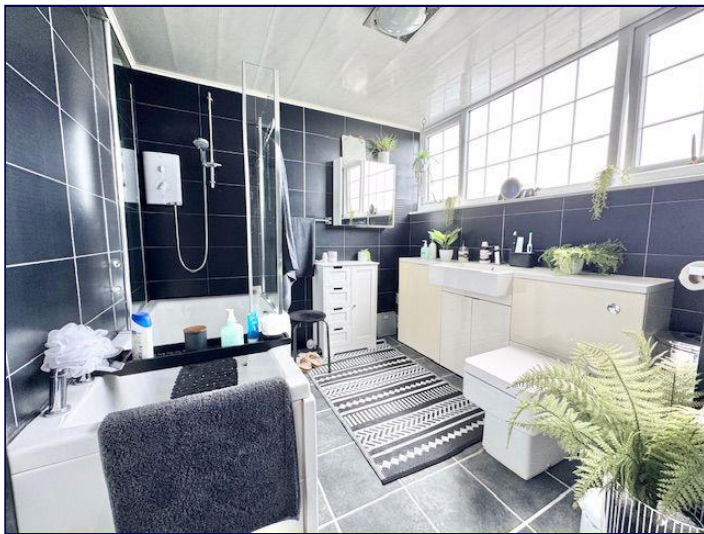
This lovely sized bathroom is fitted with a P-shaped bath with screen and shower over and a modern sink vanity unit incorporating a concealed cistern w.c. Storage cupboard. Electric radiator. Aqua boarding to the walls. Door leading into the walk in storage cupboard. uPVC double glazed window to the rear elevation.

Walk in cupboard

4' 11" x 6' 5" (1.509m x 1.953m) Limited head height to part
Providing ample storage space.

Outside

The key selling point to this property apart from the property itself has to be that of its gardens. Set upon this enviable sized plot, viewing is essential to truly appreciate the space that is on offer. To the front a paved driveway creates ample off road parking and then gated access leads to the rear garden. The rear garden as you will see from the photos is of a great size and has a large patio area ideal for outdoor entertaining. The majority of the garden is grassed and has a fenced perimeter. The garage has been converted into a workshop and storage area with a self enclosed studio area which would create an ideal home office or space for a beautician or similar to work from home. There is a large former summer house and second timber unit which have been used for pigeon breeding but could easily be put back into use as a summerhouse at a low cost for those wishing to do so. (Please note that these along with possibly the current summerhouse are available by separate negotiation. Inset in the rear corner of part of the garden is a pond area creating a pleasant focal point. This really is a lovely garden which is ideal for the keen gardener or for those with maybe pets or younger members in the family.



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 and 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

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



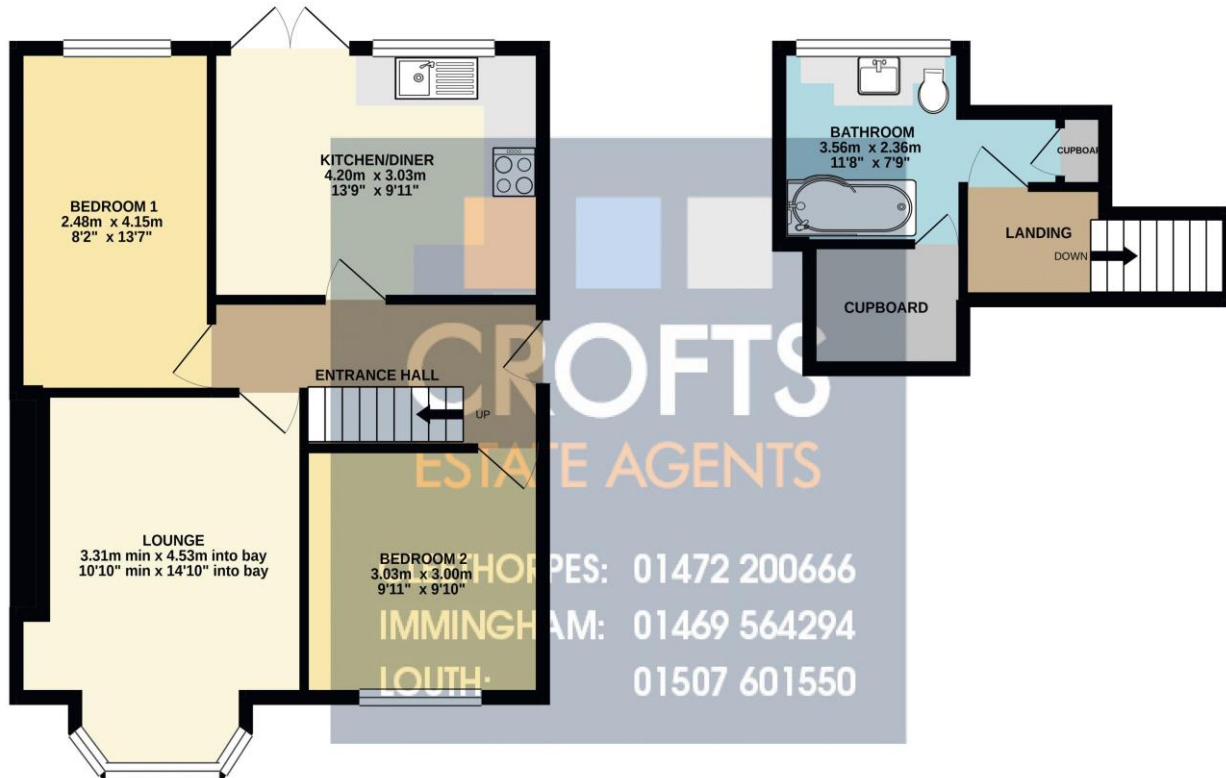


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
53.1 sq.m. (571 sq.ft.) approx.

1ST FLOOR
14.0 sq.m. (151 sq.ft.) approx.



TOTAL FLOOR AREA : 67.1 sq.m. (722 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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