



CROFTS ESTATE AGENTS

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



Wollaston Road

Cleethorpes
DN35 8DX

Offers in the Region Of
£160,000

Here at Crofts we are delighted to bring to the market this deceptively large FOUR BEDROOM end terrace period house. The narrow frontage hides a 30m2 lounge, a second large reception room, a large kitchen diner, shower room, side entrance all and rear utility closet tall to the ground floor with four large double bedrooms plus spacious landing and second bathroom with separate shower to the first floor. This prestige family property is just a short walk from central Cleethorpes amenities, local parks, frequent bus routes and the promenade, this property makes the perfect upsizing home for the growing family. Finally, outside, the property boasts a neat frontage with wide concrete side garden and well presented south facing rear garden with lawn and garden shed.

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 :

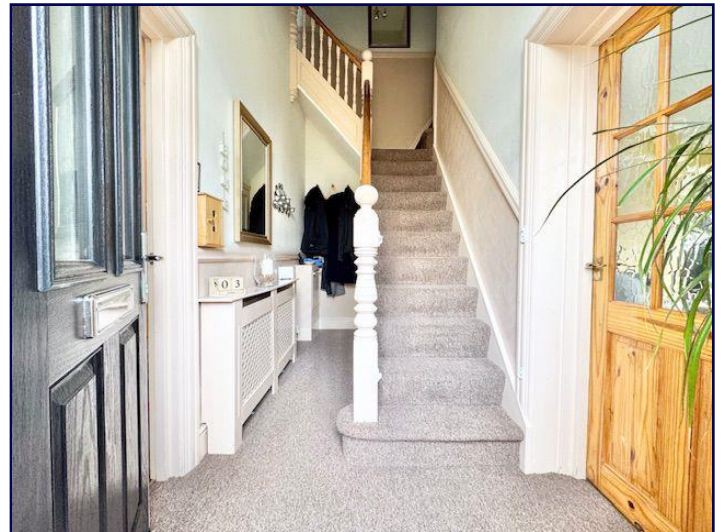
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

5' 5" x 12' 11" (1.66m x 3.93m)

A lovely entrance has covered front porch area with original Minton tile floor and half tiled walls with decor over and wall light. The front door is a composite uPVC door with two frosted side panels into a spacious hallway with storage under stairs which lead up to the first floor. The entrance has brown carpet, radiator with covers original coving, dado rail and neutral decor plus pendant light.

Lounge

21' 10" x 15' 1" (6.65m x 4.61m)

A huge lounge has walk in uPVC bay window to the front and central feature fireplace, neutral three tone decor, picture rail, burnt orange carpet, uPVC window to the side, two radiators, original coving and two ceiling roses with pendant lights.

Sitting room

14' 11" x 12' 3" (4.54m x 3.73m)

A second large reception room has grey carpet, white and yellow decor with picture rail and feature decorated chimney breast. The room has uPVC bay window to the side, radiator with cover, original coving and pendant light.

Kitchen diner

15' 10" x 12' 2" (4.83m x 3.71m)

A light wood kitchen has wall and base units to three sides with grey granite effect work top and sink drainer over. There is white

splash back tiling, wood laminate flooring, white and grey decor, space for dish washer and tall fridge freezer with integral gas hob with extractor over and double oven. The room has two uPVC windows, coving, radiator and ceiling light. There is space for good sized dining table and chairs.

Rear lobby

3' 0" x 3' 6" (0.92m x 1.06m)

A small lobby leads to three places, utility closet, shower room and outside and has frosted uPVC door, grey tiled floor and white decor.

Shower room

7' 5" x 5' 5" (2.26m x 1.64m)

The ground floor shower room has large walk in shower with glass screen, matching white WC and sink, grey aqua board splash backs, grey tiled floor, frosted uPVC window with blinds, ceiling light and radiator.

Utility cloakroom

3' 11" x 3' 6" (1.20m x 1.06m)

A utility closet is great for keeping things in order and tidy with space and plumbing for both washing machine and drier The room has grey tiled floor and frosted window to the side.

Stairs and landing

A beautiful original staircase rises with spindled side and then splits left and right up further steps to the front and back landings with brown carpet, two tone decor with coving, loft access and three pendant lights.

Bedroom One

10' 10" x 15' 1" (3.29m x 4.60m)

With grey carpet, blue and white decor with feature wall, coving and picture rail, radiator, PVC window to the front and pendant light.

Bedroom Two

16' 5" x 12' 0" (5.00m x 3.67m)

Large L shaped bedroom with uPVC window to the side, grey carpet, green decor with feature wall, coving, pendant light and radiator.

Bedroom Three

12' 3" x 9' 2" (3.74m x 2.80m)

A third double bedroom has grey decor and carpet, uPVC window to the side, pendant light and radiator.

Bedroom Four

10' 4" x 12' 3" (3.14m x 3.73m)

A fourth bedroom to the back is another large double room with uPVC window to the rear has brown carpet, two tone decor, radiator and pendant light.

Family Bathroom

7' 10" x 12' 5" (2.40m x 3.79m)

The bathroom has white corner bath, matching white sink and WC, separate enclosed glazed shower, white splash back tiling, half wood panelled walls with dado rail and white decor with coving over. The room has uPVC frosted window to the side, grey wood laminate flooring, radiator and pendant light.

Front garden

A low maintenance front has concrete path across the front and down to the entrance porch and side gate. The front and side have low wall boundary with iron gate to front.

Rear and side garden

South facing rear garden with small lawn area, well stocked soil borders with mature growth, blue slate path to timber shed and

concrete path to the side gate and on to the front. The boundaries are wall topped with fencing to 6 foot plus.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

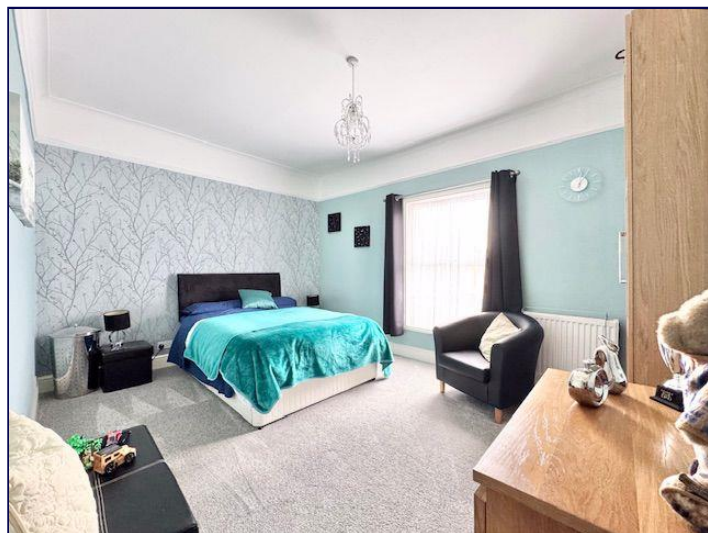
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

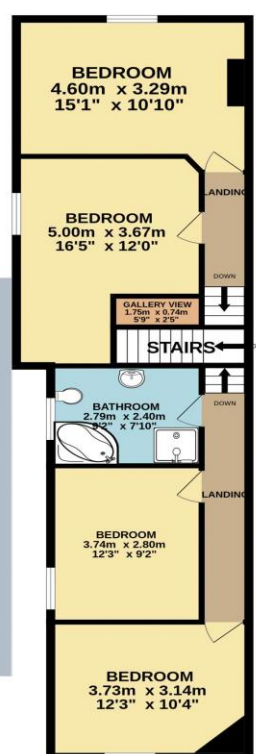
Band A: To confirm council tax banding for this property please view the website www.vcc.gov.uk/ti



GROUND FLOOR
83.4 sq.m. (897 sq.ft.) approx.



1ST FLOOR
74.3 sq.m. (800 sq.ft.) approx.



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LOUTH: 01507 601550

TOTAL FLOOR AREA: 157.7 sq.m. (1697 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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