



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Terrington Place

Cleethorpes
DN35 9EH

Offers in the Region Of £229,950

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



Property Introduction

Crofts estate agents are pleased to offer to the market, a rare opportunity to purchase a three bedroom detached bungalow found within this popular location in Cleethorpes a short distance of the seafront and its many facilities. Offering the benefits of gas central heating and uPVC double glazing this lovely home briefly comprises entrance lobby, hallway, bay fronted lounge, attractive breakfast kitchen, bathroom and three bedrooms (one currently used as a hobby/dining room). Good sized front and rear gardens which are well presented. Long driveway creating ample off road parking.

Entrance Porch

uPVC double glazed entry door to the side elevation. Inner door through to the hallway.

Hallway

Pleasantly presented and having central heating radiator. Loft access to the ceiling. Laminate flooring.

Lounge

13' 11" plus bay x 11' 5" (4.238m x 3.480m)

Neutrally decorated and with coving to the ceiling and having walk in uPVC double glazed bay window to the front elevation. Central heating radiator. Fire surround with living flame gas fire.

Dining Room / Bedroom Two

9' 11" x 9' 11" (3.02m x 3.01m)

uPVC double glazed window to the front elevation. Central heating radiator. Laminate wood flooring.

Kitchen/Breakfast Room

17' 9" x 9' 10" (5.41m x 2.99m)

A well proportioned breakfast kitchen offering a good complement of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with extractor over. Plumbing for an automatic washing machine. Under counter space for a fridge and freezer. uPVC double glazed windows to the rear and side elevations, along with rear entry door. Central heating radiator.

Bathroom

6' 8" x 5' 11" (2.043m x 1.801m)

Offering uPVC double glazed window to the side elevation, the bathroom is fitted with a close coupled w.c, pedestal wash hand basin and bath with electric shower over. Splashback tiling. Central heating towel radiator. Cupboard housing the gas boiler.

Bedroom One

11' 11" x 11' 5" (3.628m x 3.487m)

With uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

8' 1" x 11' 5" (2.459m x 3.488m)

The final of the three bedrooms has a uPVC double glazed window to the side elevation. Central heating radiator.

Outside

This lovely bungalow benefits from both front and rear gardens with the front having lawn and established plants and shrubs. Driveway creating ample off road parking. The rear garden enjoys a good degree of privacy and again has lawn and shrubs.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

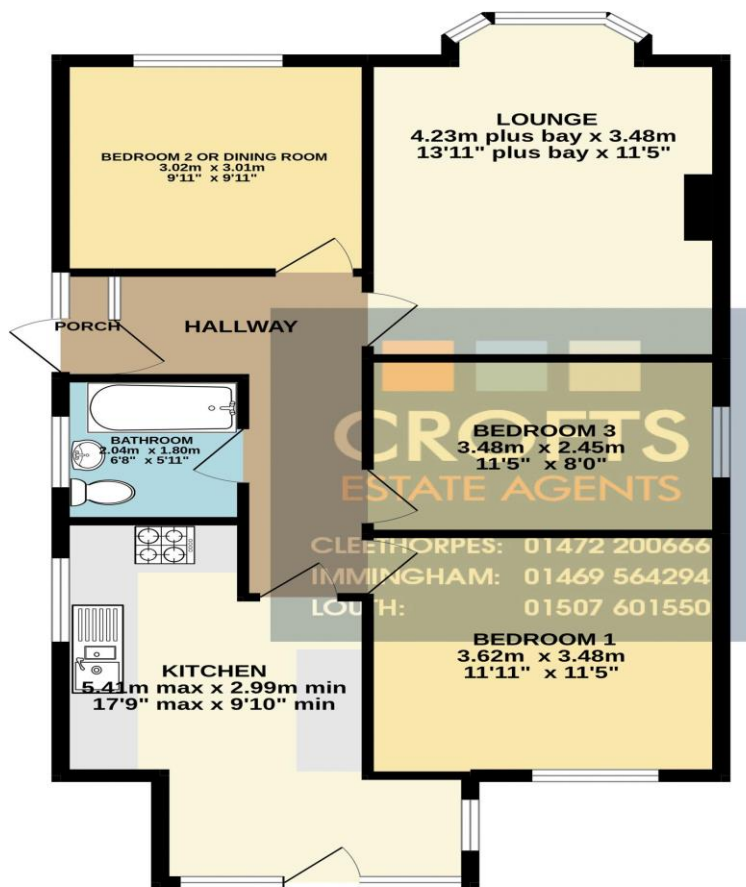
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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

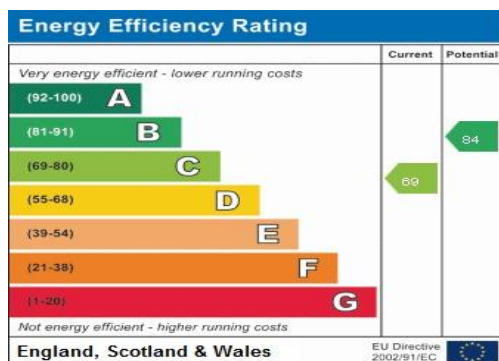


GROUND FLOOR
71.4 sq.m. (769 sq.ft.) approx.



TOTAL FLOOR AREA : 71.4 sq.m. (769 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.
Made with Metropix ©2022



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.