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



Highthorpe Crescent

Cleethorpes
DN35 9PX

£245,000

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Property Introduction

Superbly Presented Dormer Bungalow in a Prime Location Crofts are delighted to present to the market this beautifully maintained two/three-bedroom semi-detached dormer bungalow, situated in a highly sought-after residential area just off Middlethorpe Road. This charming home offers the perfect blend of comfort, space, and versatility, making it ideal for a wide range of buyers. Internally, the property enjoys the benefits of gas central heating and uPVC double glazing throughout. The accommodation briefly comprises a welcoming entrance hallway, a generously sized living room filled with natural light, and a well-appointed kitchen/breakfast room. A versatile ground-floor reception room provides the flexibility of being used as a third bedroom or a second sitting room, depending on your lifestyle needs. Upstairs, the first-floor landing leads to two spacious double bedrooms and a stylish, modern bathroom fitted to a high standard. Outside, the property continues to impress with beautifully landscaped front and rear gardens, offering the perfect setting for relaxing or entertaining. A larger-than-average single garage adds further appeal, providing ample parking or additional storage space. This is a fantastic opportunity to acquire a well-presented and adaptable home in a desirable location. Viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hallway

Pleasantly presented and having uPVC double glazed French entry doors to the side elevation. With dado rail to the walls and coving to the ceiling. Central heating radiator. Staircase to the first floor.

Lounge

12' 0" x 20' 1" (3.652m x 6.123m)

A spacious living room running across the front of the property and having a dual aspect with uPVC double glazed windows to both the front and side elevations. Central heating radiator. Living flame gas fire with feature surround. Coving to the ceiling and dado rail to the walls.

Sitting/Dining or Bedroom Three

9' 11" x 10' 0" (3.030m x 3.044m)

uPVC double glazed window French doors with two adjoining glazed windows to the rear aspect. Tiled flooring. Central heating radiator.

Kitchen/Breakfast Room

13' 10" x 9' 8" (4.225m x 2.942m)

Offering uPVC double glazed window and entry door to the garden to the rear elevation, this lovely kitchen offers a good array of fitted wall and base units with complementary work surfacing over with inset sink and drainer. Gas cooker point with chimney extractor over. Plumbing for a washing machine. Down lighting to the ceiling.

Walk in storage cupboard which also has a secondary storage cupboard inside.

First Floor Landing

Pleasantly decorated and having coving to the ceiling.

Bathroom

7' 0" x 5' 6" (2.129m x 1.675m)

A lovely modern bathroom with vanity wash hand basin, close coupled w.c and a panelled bath with shower and screen over. Tiling to the walls. Central heating radiator. uPVC double glazed window to the side elevation.

Bedroom One

9' 11" x 14' 1" (3.023m x 4.287m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

Bedroom Two

10' 0" x 14' 0" (3.059m x 4.262m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator. This bedroom also houses the gas boiler.

Outside

To the front the main section of garden is gravelled for ease of maintenance complemented by an established border with shrubbery. Driveway creating off road parking and leading down the side elevation of the property towards the detached garage. To the rear there the garden again offers a low maintenance area with paved patio, gravelled beds and blocked paved footpath. Timber shed adjoining the garage.

Garage

19' 0" x 11' 2" (5.79m x 3.394m)

A larger than average garage with peaked roof, which offers additional storage area. Internal light and power. Up and over door to the front elevation.

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 B: 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

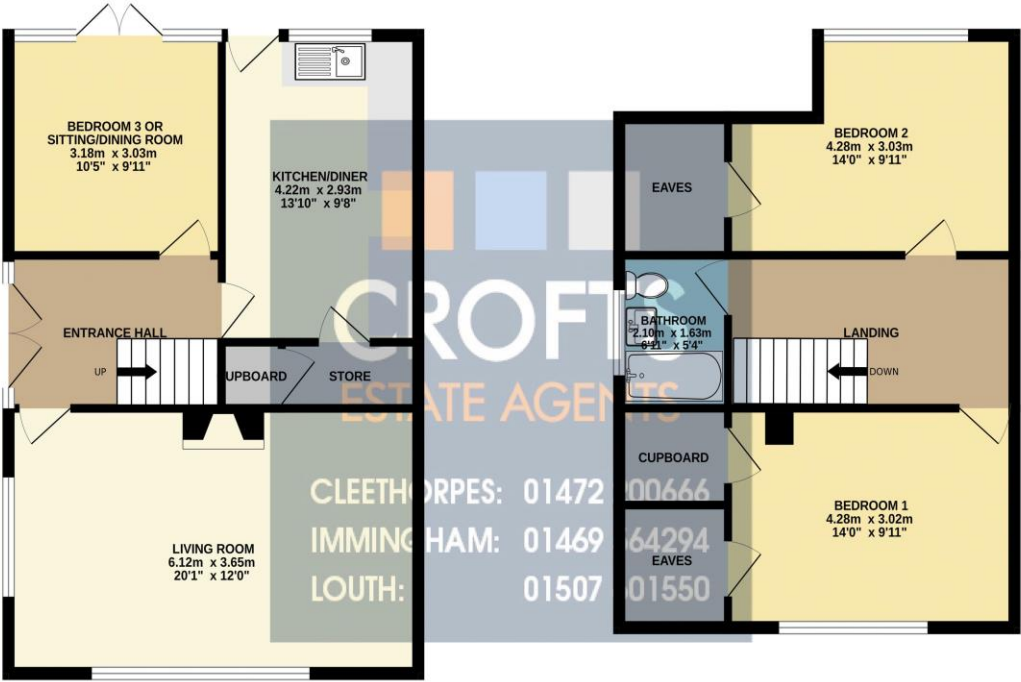
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
53.1 sq.m. (572 sq.ft.) approx.

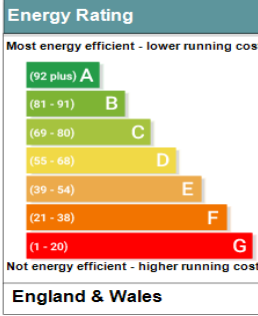
1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA : 97.7 sq.m. (1052 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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2002/91/EC

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