



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Ashridge Drive

Cleethorpes  
DN35 9NN

£180,000

NO FORWARD CHAIN - EXTENDED - EXTRA LARGE GARAGE - Crofts estate agents are delighted to offer for sale this spacious and extended semi detached property located within the town of Cleethorpe's. Ideal for a family, this property comes with viewing highly advised. Requiring a scheme of modernisation, a buyer has the opportunity to create a truly lovely home. Situated near to many local amenities and schools as well as the town centres to both Cleethorpes's and Grimsby. Internal viewing will reveal the entrance hall, lounge, dining area, conservatory and kitchen all to the ground floor. With four bedrooms, a bathroom and en-suite to the first floor. The garage has a WC and also an area ideal for a gym at the bottom and space to park a car. With gardens to the front and rear, off road parking and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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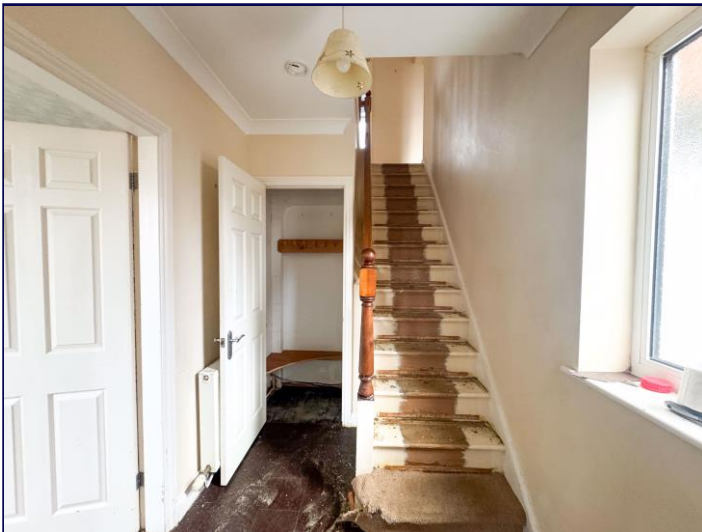
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### Entrance Hall

Entering the property reveals dual aspect windows to the side and front elevation, a radiator and access to a storage cupboard.

### Lounge

19' 1" x 11' 0" (5.82m x 3.36m at widest )

The lounge has a bay window to the front elevation, coving to the ceiling and a radiator.

### Dining area

8' 11" x 7' 11" (2.73m x 2.41m)

Off the lounge with coving to the ceiling, a radiator and a carpeted floor.

### Conservatory

11' 3" x 7' 9" (3.44m x 2.36m)

The conservatory has tri aspect windows, French doors to the rear garden, a radiator and a tiled floor.

### Kitchen

14' 10" x 7' 5" (4.53m x 2.26m)

The kitchen has a window to the rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for washing machine and an electric oven, gas hob and an extractor over. There is also a built in cupboard.

### First Floor Landing

The first floor landing has access to the loft.

### Bedroom One

16' 0" x 9' 0" (4.88m x 2.75m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a walk in wardrobe.

### En-suite

5' 7" x 5' 6" (1.70m x 1.67m)

The en-suite has an opaque window to the rear elevation, a heated towel rail, WC, basin and a shower cubicle with an electric shower.

### Bedroom Two

9' 11" x 10' 1" (3.01m x 3.08m)

Bedroom two has a bay window to the front elevation, a radiator, laminate flooring and built in wardrobes.

### Bedroom Three

9' 3" x 11' 1" (2.82m x 3.37m)

Bedroom three has a window to the rear elevation, a radiator and built in wardrobes.

### Bedroom Four

6' 10" x 6' 11" (2.09m x 2.12m)

Bedroom four has a window to the front elevation and a radiator.

### Bathroom

5' 5" x 7' 5" (1.66m x 2.26m)

The bathroom has an opaque window to the rear elevation, a radiator and a tiled floor. There is also a WC, basin and a bath with an electric shower over.

### Garage

34' 11" x 9' 3" (10.64m x 2.81m)

The garage has an electric roller door, electrics, a door to the kitchen, windows to the rear and side elevation and a door to the rear garden. There is also a WC with within the garage with an opaque window to the side, a WC and basin.

### Outside

The front gardens offers off road parking with also a low maintenance area and established shrubs. The rear garden has a lawn, established shrubs and a patio area ideal for alfresco dining, 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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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  
85.1 sq.m. (916 sq.ft.) approx.

1ST FLOOR  
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA: 141.1 sq.m. (1518 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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