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



Samphire Close

North Cotes
DN36 5XF

Offers in the Region Of
£108,950

Crofts are pleased to be able to offer sale this two bedroom semi-detached house found upon this former RAF base on the fringes of the popular village of North Cotes. With no forward chain on the vendors side, the property would make an ideal first time purchase or investment property with the benefits of uPVC double glazing and solid fuel heating. Briefly the property comprises entrance hallway, lounge/diner with dual aspect view, kitchen and utility room. To the first floor there is the landing, two good sized bedrooms and a family bathroom. Generous rear garden. Viewing is highly advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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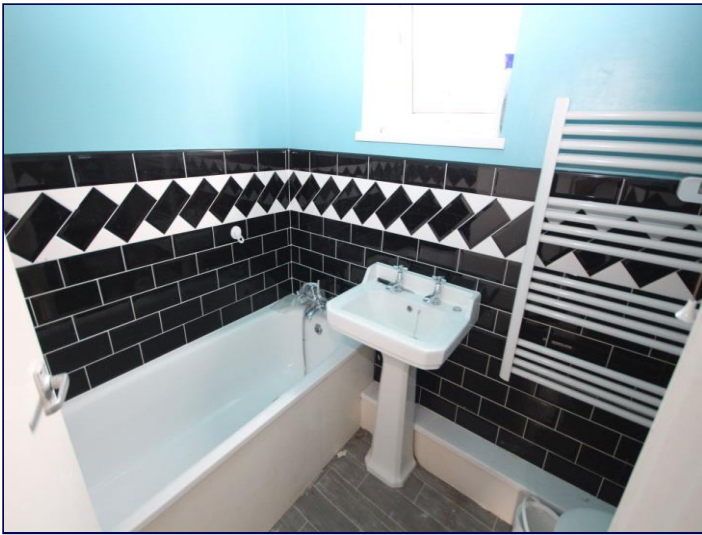
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Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door to the hallway.

Hallway

Neutrally decorated and having stairs leading to the first floor.

Lounge/Diner

17' 8" x 13' 8" (5.381m x 4.160m) max

This well proportioned lounge/diner offers a dual aspect with windows to both the front and rear elevations. Central heating radiator. Solid fuel stove which runs the heating system (not tested). Understairs storage cupboard.

Kitchen

12' 9" x 7' 3" (3.898m x 2.202m)

uPVC double glazed window and entry door to the rear elevation. The kitchen would benefit from an upgrade but currently offers wall and base units with contrasting work surfacing and inset one and a half sink and drainer. Integrated double oven and microwave (all not tested). Plumbing for washing machine and dishwasher. Splashback tiling.

Utility Lobby

7' 4" x 4' 8" max (2.236m x 1.417m)

this front lobby creates the opportunity to create a utility room or similar for those wishing to do so. uPVC double glazed entry door to the front.

First Floor Landing

Offering loft access to the ceiling. uPVC double glazed window to the rear. Airing and storage cupboards.

Bedroom One

17' 10" x 9' 6" (5.446m x 2.904m)

The main bedroom has uPVC double glazed windows to the rear and front elevations. Central heating radiator. Storage cupboards.

Bedroom Two

12' 1" x 11' 8" into wardrobe (3.676m x 3.561m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe.

Bathroom

5' 6" x 7' 8" (1.682m x 2.346m)

uPVC double glazed window to the rear elevation. Equipped with a pedestal wash hand basin, panelled bath and toilet. Splashback tiling. Electric towel radiator.

Outside

Open plan lawned front garden. To the entrance to the lobby area there is an external store. The rear garden is of a good size and enjoys both the morning and afternoon sun and has a good sized lawn.

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.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
35.4 sq.m. (381 sq.ft.) approx.

1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA: 69.6 sq.m. (749 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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