



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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



340 Grimsby Road
Cleethorpes
DN35 8AH

Offers in the Region Of
£210,000

Crofts estate agents are delighted to offer for sale this substantial semi detached property which has been lovingly maintained by the current owner over many years. Ideally positioned near to Cleethorpes's town centre with a wide variety of local amenities and schools as well as fantastic road links and bus links. The popular Cleethorpes's seafront is within a five minute walk and interested parties are advised to register their interest whilst they can. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility and WC all to the ground floor. The first floor reveals three bedrooms, all being good doubles and a bathroom. Externally there are gardens to the front and rear with ample off road parking. The property also benefits from uPVC double glazing and gas central heating. There is even a lovely summer house in the rear garden is an ideal retreat from the sunshine.

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

Entering the property reveals a welcoming space with a radiator and a tiled floor.

Lounge

13' 8" x 11' 6" (4.16m x 3.50m)

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

Dining Room-Sitting area

18' 3" x 10' 3" (5.57m x 3.12m max)

A lovely sized room an ideal for a dining table and sofa's, with French doors to the rear elevation, a radiator and wooden flooring.

Kitchen

17' 3" x 7' 4" (5.27m x 2.24m)

The kitchen has a window to the side elevation, a tiled floor and an extensive range of fitted units and counter space with a twin sink and an electric oven and gas hob with an extractor over.

Utility room

6' 7" x 4' 9" (2.01m x 1.45m)

The utility room has a door to the side elevation, an opaque window to the rear, a tiled floor and plumbing for a washing machine.

WC

6' 7" x 2' 7" (2.01m x 0.78m)

The WC has an opaque window to the rear elevation, a tiled floor, a WC and a basin.

First

Floor

Landing

The first floor landing has a carpeted floor.

Bedroom One

13' 5" x 11' 7" (4.09m x 3.53m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

12' 6" x 10' 3" (3.80m x 3.13m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

17' 2" x 7' 5" (5.24m x 2.25m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 7" x 6' 1" (2.61m x 1.85m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a bath with a mains shower and glass screen.

Summer House

12' 5" x 15' 9" (3.78m x 4.80m)

The summer house has windows and French doors as well as electrics. An ideal place to hide from the sun, relax after a long day or even to adapt to a place to work.

Outside

The rear garden is enclosed by perimeter fencing with a lawn and both a patio and decked area, both ideal for alfresco dining. It is a south west facing garden.



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 and 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



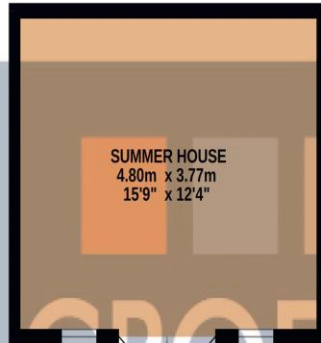
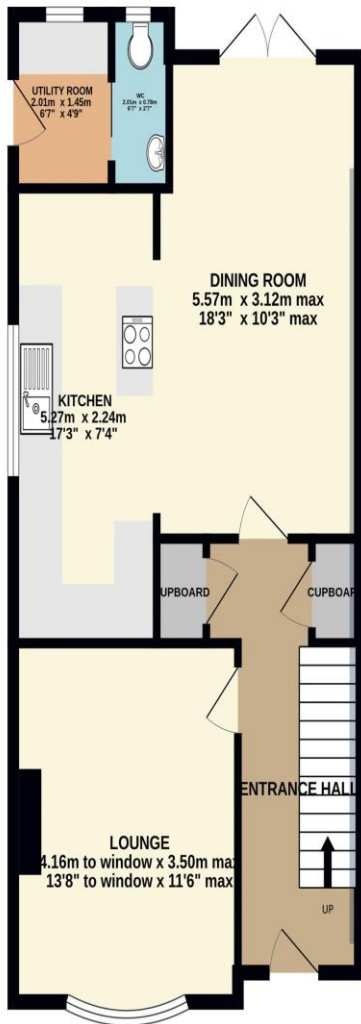


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

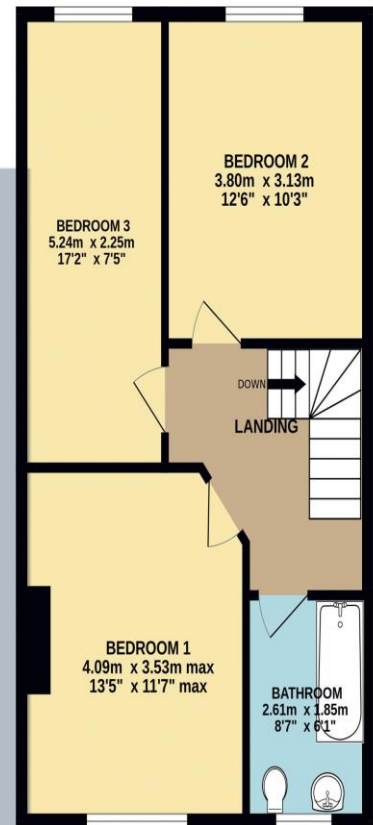
GROUND FLOOR
77.4 sq.m. (833 sq.ft.) approx.

1ST FLOOR
50.0 sq.m. (538 sq.ft.) approx.



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TOTAL FLOOR AREA: 127.4 sq.m. (1371 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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