



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



The Rowans

Humberston
DN36 4BN

Monthly Rental Of £895
Deposit Of £950

Coming to the market with NO FORWARD CHAIN and vacant possession is this superbly presented three bedroom mid terrace house. Set on a fantastic prestige award winning development just off the highly regarded Humberston Avenue this property comes with design and style at a premium. Tall ceilings, and top specification fittings and fixtures have all meant these properties have a high end finish you can truly enjoy. Briefly comprising entrance hall, cloakroom, kitchen diner, spacious lounge to the ground floor with stairs and landing three double bedrooms, master en suite shower room and family bathroom to the first floor, this property ticks all the boxes for modern living all in an exclusive location. Outside, the property has neat frontage, good sized rear garden with patio and to the back, of that a garage plus attached car port and no less than two further parking spaces.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance hall

10' 11" x 7' 5" (3.32m x 2.27m)

A beautiful entrance hall has cream tiled flooring, cream walls, with fitted foot wipe carpet by the front door, there is a radiator and down lights plus full height ceilings with Velux to the roof.

Cloakroom

7' 11" x 4' 10" (2.42m x 1.47m)

The cloakroom has vanity sink and WC with cream tiled flooring running from the entrance hall. The room has light grey splash back tiling, down lights, extractor, cream decor and chrome towel radiator.

Lounge

18' 9" x 11' 1" (5.72m x 3.37m)

The lounge is L shaped with lots of space and is well lit by two full length glass windows and glass door. The room has neutral carpet, cream decor, two radiators and down lights.

Kitchen diner

10' 10" x 12' 5" (3.29m x 3.79m)

The kitchen has two walls of cream high gloss wall and base units with integral appliances including gas hob, stainless steel and glass extractor, 70/30 fridge freezer, NEFF double oven grill and space under the work top for washing machine. The room has cream tiled flooring and decor, radiator with space for small dining table and chairs.

Stairs and Landing

The stairs with full height ceiling and Velux window has cream decor and neutral carpet with three down lights, radiator and storage cupboard to the landing.

Bedroom One

11' 4" x 13' 3" (3.45m x 4.04m)

With cream decor, neutral carpets, window and blind to the front, fitted wardrobes, radiator and down lights.

En suite

3' 11" x 7' 7" (1.20m x 2.30m)

The en suite has large low threshold shower, vanity sink and WC, grey tiled splash backs, granite effect vinyl floor, cream decor, shaver point, down lights, chrome towel radiator and extractor.

Bedroom Two

11' 11" x 9' 9" (3.64m x 2.97m)

The second bedroom is a double room and has window with blind to the rear, cream decor with neutral carpet, two wall lights, down light and radiator.

Bedroom Three

6' 10" x 9' 9" (2.08m x 2.97m)

The third bedroom is a small double with window and blind to the rear, cream decor, neutral carpet, wall and down light and radiator.

Bathroom

7' 8" x 6' 11" (2.34m x 2.11m)

The bathroom has white three piece suite with vanity sink and WC and shower over sink with glass shower screen. The room has grey tiles, cream decor, granite effect vinyl floor, down lights, extractor and chrome towel radiator.

Garage

17' 9" x 10' 2" (5.41m x 3.11m)

A very good sized brick and tile built garage has up and over door, power and light.

Car port

19' 5" x 9' 7" (5.91m x 2.93m)

The carpet has a tiled roof adjoined to the garage and provides further parking or covering on a block paved surface. There are two further parking space behind the garage and car port which are also block paved.

Rear garden

The rear garden is laid to lawn with a good sized block paved patio to the back of the house and adjoining path to timber gate which leads to the car port. The garden has good quality timber fencing to 6' on all sides.

Front garden

The frontage offers a small garden area for planting which is furnished with some mature bedding 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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 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.



