



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Wells Road

Healing
DN41 7QJ

Monthly Rental Of £1,250
Deposit Of £1,400

We are delighted to present to the rental market, this fantastic two bedroom DETACHED BARN CONVERSION on an exclusive GATED DEVELOPMENT in Healing. The property offers HIGH SPECIFICATION throughout with open plan living, en suite bathroom, family bathroom, utility room and separate WC. This executive property also offers private gardens, allocated parking for a minimum of two vehicles a shared courtyard area and drive. The development is exclusive to three detached barns, all converted to form a SECLUDED ENCLAVE of properties close to the desirable village of Healing with access to excellent schooling and to the M180.

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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Kitchen and Living area

38' 8" x 16' 8" (11.78m x 5.07m)

Superb open plan kitchen with solid wood kitchens, marble work top, full range of integral appliances and solid wood breakfast bar.

Utility room

5' 0" x 11' 5" (1.52m x 3.48m)

A range of fitted units sink and housing for boiler, access to the rear of the property and car park.

Entrance hall

With solid wood door, tiled floor, exposed brickwork and vaulted ceilings the entrance is light and airy with two wood windows to the courtyard garden.

Cloakroom

4' 7" x 4' 7" (1.40m x 1.40m)

WC and sink with sink splash backs

Bedroom One

13' 9" x 16' 8" (4.20m x 5.07m)

Spacious bedroom with carpet, two windows, painted walls and vaulted ceiling.

En suite

3' 4" x 11' 5" (1.02m x 3.48m)

With fitted shower, WC and vanity sink, fully tiled.

Bedroom Two

12' 7" x 11' 5" (3.83m x 3.47m)

A good sized second bedroom with carpet, painted walls and window to rear.

Family Bathroom

8' 2" x 11' 5" (2.48m x 3.48m)

With walk in wet room shower, bath, vanity sink and WC, fully tiled with frosted window.

Gardens

Shared communal court yard plus good sized rear garden with double timber gates for a further parking space.

Parking

Two allocated parking spaces in the communal area

Lighting

Dimmed LED down lighting (Chrome/Satin) to all areas Pendants to kitchen area security/floodlighting to external where applicable

Sockets

Chrome/Satin sockets throughout, TV points to all living areas & bedrooms

Heating

Under floor heating throughout with individual smart control thermostats to each zone Economic Electric combination boiler

Doors

Bespoke solid doors throughout

Flooring

Tiled floor throughout open plan living/dining/kitchen area/hallway/bathrooms & utility rooms Carpets to bedroom 1 & 2

Windows

Wooden framed double glazed windows & doors throughout with independent 10 year Fensa manufacturer warranty & 5 year glazing warranty

Warranty

Independent 10 year build warranty

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 D: 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

120.9 sq.m. (1301 sq.ft.) approx.



CLEETHORPES: 01472 200666

IMMINGHAM: 01469 564294

LOUTH: 01507 601550

TOTAL FLOOR AREA: 120.9 sq.m. (1301 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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