



# CROFTS ESTATE AGENTS

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## Orchard Park

Grimoldby  
LN11 8TN

Offers in the Region Of £229,950

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### Property Introduction

Crofts are delighted to present to the market this superb two/three-bedroom detached bungalow, tucked away in a quiet cul-de-sac and occupying a generously sized plot that is considerably larger than average. Offered for sale with no forward chain, this attractive home is expected to generate significant interest, and early viewing is highly recommended. Benefiting from uPVC double glazing and central heating throughout, the well-planned accommodation briefly comprises an inviting entrance hallway, a spacious living room opening into a separate dining room, which offers excellent versatility and could easily be adapted to create a third bedroom if desired. There is also a fitted kitchen, two well-proportioned bedrooms and a modern shower room. Outside, the property continues to impress with ample off-road parking, an attached garage, and a wonderfully expansive rear garden. The larger-than-average plot fans out to provide a substantial lawned area, ideal for families and keen gardeners alike, with an additional enclosed section to the rear housing the oil tank. Combining a peaceful setting, flexible living space and exceptional outdoor space, this is a fantastic opportunity to acquire a home with huge potential in a highly desirable location.

### Entrance Hallway

uPVC Georgian styled double glazed entrance door to the side elevation with adjoining glazed panel. Coving to the ceiling. Central heating radiator.

### Living Room

12' 7" x 16' 10" (3.84m x 5.12m)

A well proportioned living space with double glazed window to the front. Coving to the ceiling. Central heating radiator. A focal point of the room is created by the fireplace which incorporates a living flame gas fire. Opening to the dining room.

### Dining Room

9' 1" x 6' 11" (2.78m x 2.12m)

A versatile space which could easily be converted into a third bedroom for those wishing to do so. Double glazed window to the side. Central heating radiator.

### Kitchen

12' 8" x 10' 5" (3.85m x 3.17m)

A lovely sized kitchen offering an excellent array of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Space to accommodate a range oven with chimney extractor over. Plumbing for a dishwasher. uPVC double glazed window to the rear, along with a side entry door. Central heating radiator.

### Conservatory

uPVC double glazed conservatory, with tiled flooring and having plumbing for an automatic washing machine. There is also plumbing within the garage for a washing machine not wanting the

washing machine in the conservatory. uPVC double glazed door out to the garden.

#### **Bedroom One**

10' 4" x 12' 6" (3.16m x 3.82m)

Offering double glazed window and having central heating radiator.

#### **Bedroom Two**

10' 4" x 10' 3" (3.15m x 3.12m)

uPVC double glazed window. Central heating radiator. Fitted wardrobe.

#### **Shower Room**

7' 0" x 6' 11" (2.13m x 2.12m)

Modern shower room equipped with a walk in shower and having w.c and wash hand basin set into a modern unit. Tiling to the walls. Central heating towel radiator. uPVC double glazed window to the side.

#### **Garage**

9' 3" x 18' 4" (2.82m x 5.59m)

The garage has an up and over door and a rear personnel door. Plumbing for an automatic washing machine. The garage had a new roof in February which came with a ten year warranty.

#### **Outside**

Set upon this much larger than average plot due to the curve of the cul de sac, the property has a lawned front garden along with driveway leading to the attached garage creating ample off road parking. To the rear there is a large expanse of lawned garden offering the ability and space to extend the property for those wishing to do so and still retaining a large garden for those wishing to do so. Patio area. Garden shed. Greenhouse. Space to one section of the garden which houses the oil tank which was installed around one year ago.

#### **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.

#### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

#### **Viewings**

Please contact the relevant marketing office, 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](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.





Total floor area 98.4 m<sup>2</sup> (1,059 sq.ft.) approx

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