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Bentley Street

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DN35 8EG

Offers in the Region Of £210,000

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Property Introduction

Crofts Estate Agents of Lincolnshire are delighted to be offering for sale this superb three bedroom semi detached house. Having under gone a substantial refurbishment over the last three years this property is fully modernised and briefly consists of Entrance hall, kitchen, lounge, dining room, utility cloakroom, stairs and landing, three double bedrooms, bathroom and separate WC. A fully and smartly block paved driveway to the front offers off road parking for up to four cars whilst the landscaped rear offers a beautiful retreat with patio garden and 40m² gorgeous summer house. A must see property, book your viewing now.

Entrance hall

The entrance has a frosted uPVC door coming in from a covered porch area. The hall has black and white tiled floor, neutral decor to coving, radiator and pendant light.

Lounge

14' 5" x 11' 11" (4.40m x 3.64m)

A large lounge has uPVC window to the front with fitted wood blinds, cream decor and carpet, pendant light, radiator and feature wood fire place with cream marble inset and hearth and gas fire.

Dining room

10' 11" x 11' 11" (3.32m x 3.64m)

The dining room is another good sized reception room and has uPVC French doors and windows to the rear, grey decor to coving,

grey carpet, radiator and pendant light. There is also a cozy wood burner.

Kitchen

12' 5" x 9' 11" (3.79m x 3.02m)

The recently fitted kitchen has a generous range of white wood units to all sides with a thick butchers block style work top over and white ceramic sink drainer. There is an integral oven grill, gas hob and extractor over, space for tall fridge freezer, black and white tiled floor, white metro tile splash backs, white decor to coving, uPVC glazed door and uPVC window the rear.

Utility cloakroom

4' 1" x 6' 4" (1.25m x 1.92m)

The utility cloakroom has been a super addition by the current owners and now offers plumbing and space for both washing machine and dryer plus a matching white WC and vanity sink for extra convenience. The room has frosted uPVC window to the side, tile effect wallpaper, tiled effect grey vinyl flooring, radiator, coving, two down lights and storage cupboard that runs under the stairs.

Stairs and landing

The stairs turn 180 degrees to the landing with both having neutral decor and carpet, uPVC window to the side, pendant light and the landing offering loft access

Bedroom one

9' 9" x 12' 1" (2.97m x 3.69m)

A large bedroom to the front has original cast iron fireplace, uPVC window to the front, blue and cream decor, beige carpet, coving, pendant light and radiator.

Dressing room

4' 7" x 7' 5" (1.40m x 2.26m)

Hived off the main bedroom this space has been kitted out with shelving and clothes hanging but could also possibly make an en suite area.

Bedroom Two

11' 1" x 12' 0" (3.38m x 3.66m)

Bedroom two is another double room with uPVC window to the rear, cream decor, beige carpet, coving, built in storage, radiator and pendant light.

Bedroom Three

10' 2" x 7' 10" (3.10m x 2.39m)

Bedroom three is another double room and has uPVC window to the rear, cream decor, brown carpet, pendant light and radiator.

Family Bathroom

4' 4" x 6' 6" (1.33m x 1.97m)

The bathroom has matching white bath and vanity basin with electric shower over bath. The room has white fully tiled walls with stylish border tile, grey tile effect vinyl floor, uPVC frosted window, chrome and white towel radiator and ceiling light.

WC

2' 8" x 4' 4" (0.82m x 1.31m)

A separate first floor toilet makes life a little easier when the bathroom is in use and has a matching white vanity sink and WC, the room has frosted uPVC to the front, cream decor, grey tile effect vinyl floor, white tiled splash back, heated towel rail and ceiling light.

Front garden

The front garden has been transformed into a very useable parking area for up to four cars. Expertly laid to block paving the front looks very smart and has hedge boundary to the front, open drive, fence to the side and slab paving on from the drive to the rear timber gate and back garden.

Rear garden

A very good sized rear garden includes large rear decked area with Pagoda over, block paved path to the rear 40ms workshop, neat lawn to the centre with good sized pond to one side, working space and storage area plus green house. Neat mature soil borders run down the side with timber fencing enclosing the whole space to both sides. There is a gate to the front driveway.

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 B: 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.

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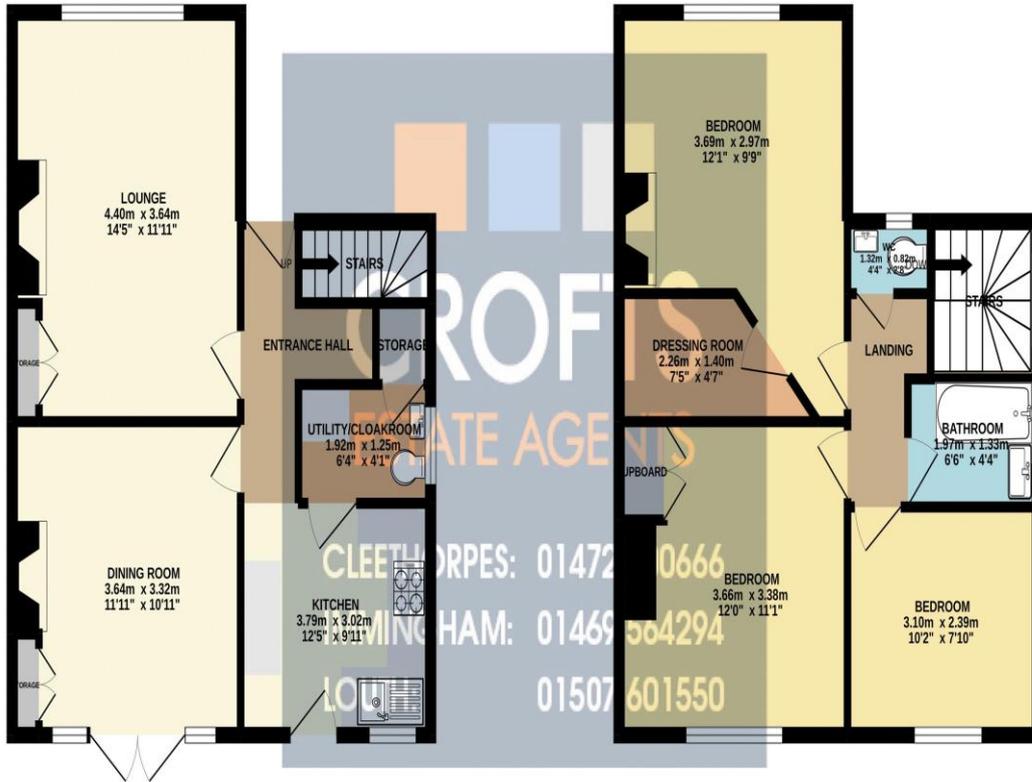
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.



GROUND FLOOR
43.8 sq.m. (472 sq.ft.) approx.

1ST FLOOR
43.9 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 87.7 sq.m. (944 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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