



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



**Newstead Keeling Street
North Somercotes
LN11 7PR**

Offers in the Region Of £215,000

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 :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Situated on Keeling Street in the popular village of North Somercotes, this well-proportioned two-bedroom detached bungalow offers comfortable single-storey accommodation together with generous gardens, ample parking, a detached garage and NO FORWARD CHAIN! The property is approached via a gated driveway, providing useful off-road parking and access to the detached garage. Internally, the accommodation offers a practical layout suited to a variety of buyers. The spacious lounge provides a comfortable main reception room, ideal for relaxing and entertaining. The kitchen offers a range of fitted units and leads through to a useful separate utility room, providing additional storage and space for laundry appliances. There are two well-sized double bedrooms, both offering excellent flexibility for furnishings and bedroom storage. The accommodation is completed by a shower room fitted with a shower and associated sanitary ware. Externally, the property benefits from spacious gardens to both the front and rear. The gardens provide plenty of outdoor space for seating, gardening and entertaining, with the rear garden offering a particularly useful area for enjoying the outdoors. Further benefits include uPVC double glazing and electric heating throughout. Located within North Somercotes, the property

is conveniently positioned for local amenities and everyday facilities, with surrounding towns and the Lincolnshire coast also within easy reach. Offering well-proportioned accommodation, two double bedrooms, generous gardens, gated parking and a detached garage, this attractive detached bungalow is likely to appeal to a range of buyers. An internal viewing is highly recommended to appreciate the space and potential on offer.

Entrance Hallway

Entering the property reveals a spacious hall with an electric heater and vinyl flooring. There is also access to the loft.

Lounge

16' 0" x 11' 11" (4.88m x 3.64m)

The lounge has dual aspect windows to the front and side elevation, an electric heater and a carpeted floor. There is also a feature fire place.

Kitchen

9' 11" x 11' 11" (3.02m x 3.63m)

With a window to the side elevation and fitted units. There is also space for a table and chairs.

Utility room-Kitchen

7' 10" x 11' 10" (2.40m x 3.61m)

With two windows to the rear elevation, there are also fitted units, plumbing for a washing machine, a Belfast sink and an electric oven.

Bedroom One

16' 1" x 12' 1" (4.89m x 3.68m)

Bedroom one has a window to the front elevation, an electric heater and a carpeted floor.

Bedroom Two

9' 11" x 12' 0" (3.02m x 3.66m)

Bedroom two has a window to the side elevation, an electric heater and a carpeted floor.

Shower Room

6' 10" x 8' 6" (2.08m x 2.59m)

The shower room has an opaque window to the side elevation, partially tiled walls and a three piece suite with a WC, basin and a shower cubicle.

Rear Garden

A great space with a lawn and a wide variety of established shrubs, all enclosed by perimeter fencing.

Front Garden

The front garden is accessed through a gated driveway providing off road parking with a further lawn and established shrubs.

Garage

The garage has an up and over door.



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 and 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



Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

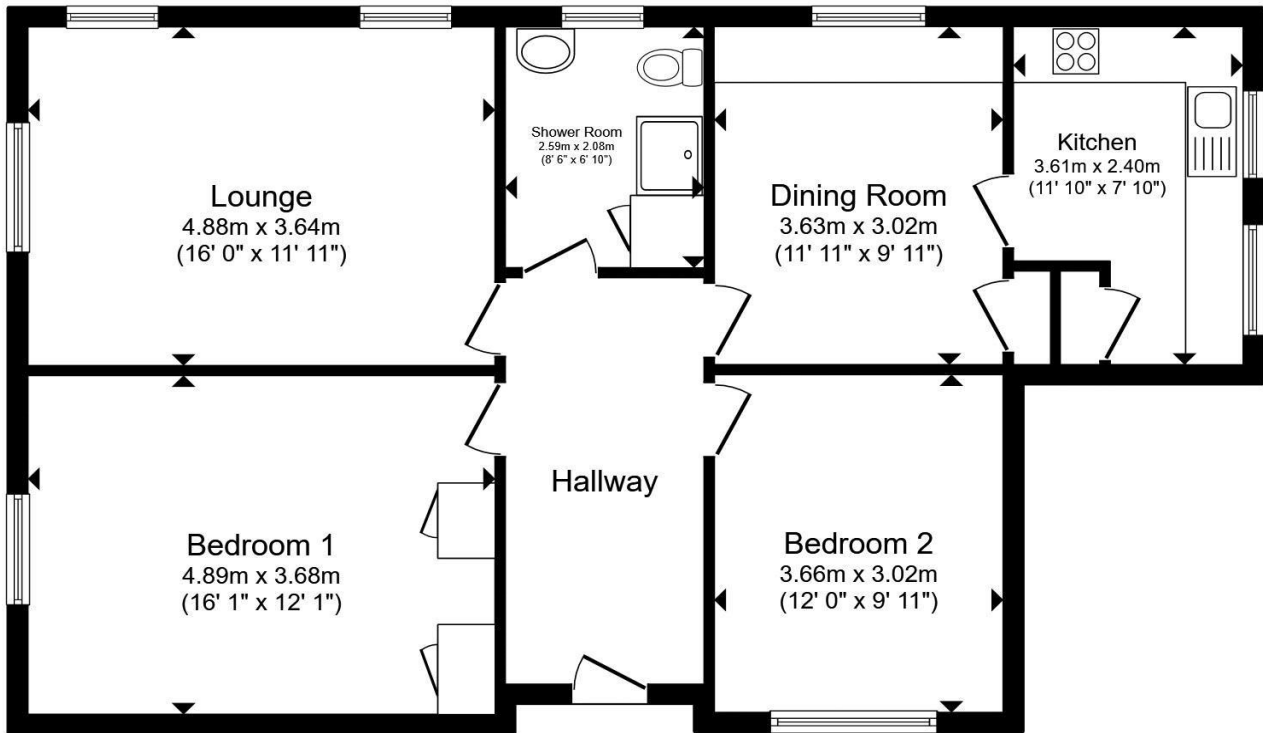
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)



Total floor area 83.5 m² (898 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		