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CLEETHORPES
01472 200666

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



The Rowans

Humberston
DN36 4BN

Offers in the Region Of
£228,000

NO FORWARD CHAIN - Crofts estate agents are delighted to offer for sale this superb property on The Rowans, a pleasant address forming part of the sought after Par 3 Humberston Development. A semi detached modular home built in 2015 which has the benefit of a modern and stylish finish throughout. Occupying a delightful sunny aspect with a SOUTH WESTERLY aspect, this property is expected to be popular and therefore comes with viewing highly advised. The village boasts an array of local amenities and schools and internal viewing will reveal the bright welcoming hallway, WC, kitchen and lounge-diner all to the ground floor. To the first floor there are three bedrooms, an en-suite and bathroom. Externally there is a driveway providing off road parking for three vehicles and access to the garage. A gate leads to the rear garden which provides the ideal setting to relax and entertain. The property also benefits from double

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and a tiled floor.

WC

4' 10" x 7' 5" (1.47m x 2.25m)

The WC has a heated towel rail and a tiled floor. There is also a WC and a vanity basin.

Kitchen

12' 5" x 10' 10" (3.78m x 3.29m)

The kitchen has a window to the front elevation, a radiator and a tiled floor. There is also modern range of fitted units with plenty of counter space, an integral fridge-freezer, a one and a half sink and drainer, plumbing for a washing machine and an integral dish washer. There is also a gas hob with an extractor over and an electric double oven.

Lounge

14' 1" x 18' 8" (4.30m x 5.70m)

The lounge-diner has two windows and a door to the rear garden, two radiators and LVT flooring.

First Floor Landing

The landing is light and bright space with a window above the front door pouring light into the property, access to the loft, a radiator and a carpeted floor.

Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

Bedroom one has a window to the front elevation, a radiator, carpeted floor and a wall of built in wardrobes.

En-suite

7' 7" x 4' 0" (2.31m x 1.21m)

The en-suite has a heated towel rail, vinyl flooring and a modern suite with a WC, vanity basin and a shower cubicle with a mains operated shower.

Bedroom Two

9' 3" x 11' 7" (2.83m x 3.53m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 9" x 6' 11" (2.96m x 2.10m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 8" x 7' 8" (2.03m x 2.34m)

The bathroom has a heated towel rail, vinyl flooring and a modern suite with a WC, vanity basin and a bath with a glass screen and a mains operated shower.

Garage

With an up and over door and electrics.

Outside

There is a driveway to the side providing off road parking for three vehicles and then a gate to the rear garden. The rear garden benefits from a SOUTH WESTERLY aspect with an area for relaxing and entertaining with a composite decked area and a patio area which lead to the lawn, with established shrubs also, the perfect setting for alfresco dining.

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 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 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

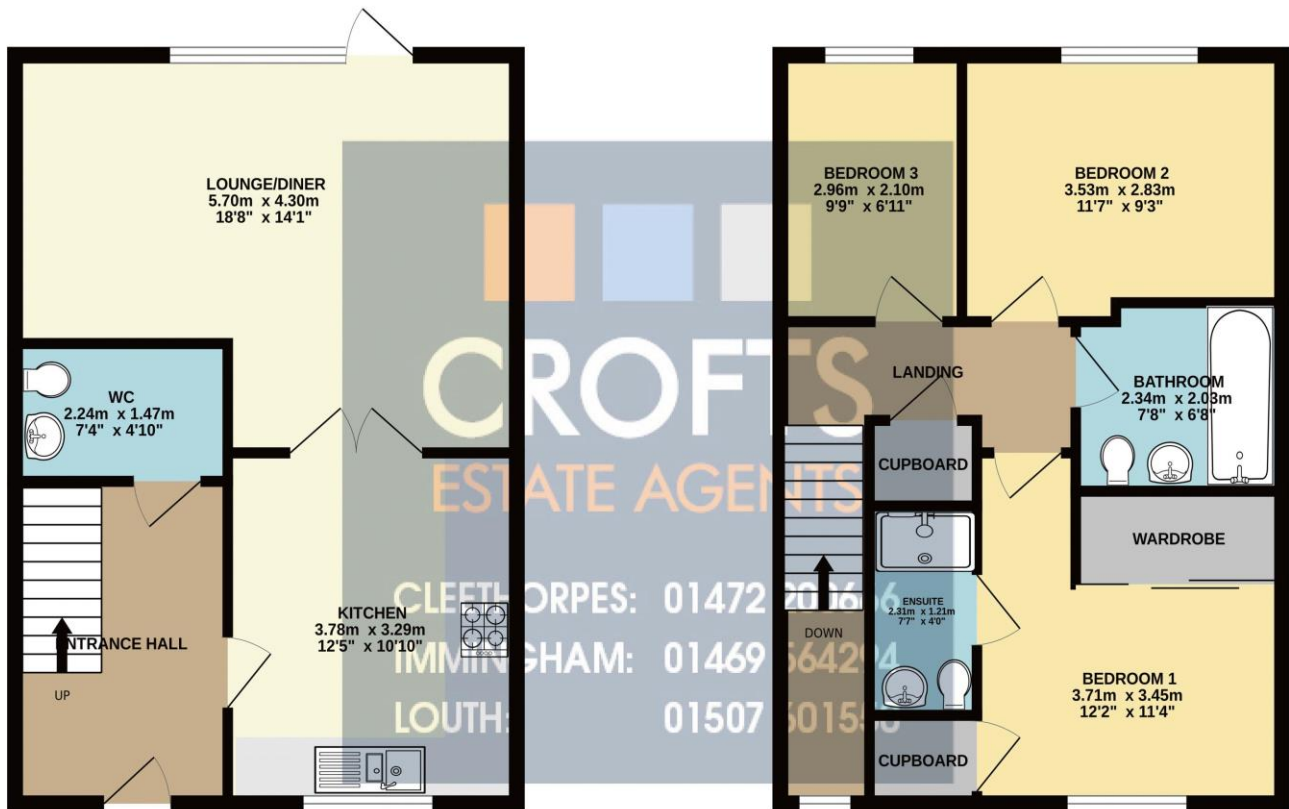
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
46.2 sq.m. (498 sq.ft.) approx.

1ST FLOOR
46.2 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA : 92.5 sq.m. (995 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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