



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



22 Gibraltar Road
Mablethorpe
LN12 2AT

£245,000

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Coming to the market with the added benefit of no forward chain is this beautifully presented and highly versatile three/four-bedroom semi-detached home, offering flexible accommodation ideally suited to modern family living, multi-generational households or those seeking a property with proven holiday let potential. Previously operated as a successful Airbnb, the property offers a unique opportunity for both owner-occupiers and investors alike. Well maintained throughout and benefitting from gas central heating and uPVC double glazing, the accommodation is both comfortable and practical. The ground floor comprises an inviting entrance hallway, a flexible reception room currently utilised as a bedroom, a spacious lounge, a well-appointed kitchen/dining room, rear hallway and a contemporary shower room. To the first floor are two further bedrooms and a family bathroom, while a staircase rises to the converted loft space which provides an impressive additional bedroom. Outside, the property enjoys attractive front and rear gardens together with off-road parking, creating an excellent balance of indoor and outdoor living. Offering adaptable accommodation, strong income potential and a move-in-ready finish, this is a property that must be viewed to be fully appreciated. Early viewing is highly recommended.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Staircase to the first floor. Laminate flooring. Central heating radiator.

Bedroom 2 or potential reception room

11' 7" x 9' 8" (3.52m x 2.95m)

Offering uPVC double glazed bay window to the front elevation. Central heating radiator.

Lounge

15' 1" x 11' 0" (4.59m x 3.35m)

Offering a dual aspect view with double glazed windows to the rear and side elevations. Central heating radiator. A focal point is created by the recess to the chimney breast wall with tiled inset.

Kitchen/Diner

22' 2" x 8' 2" (6.76m x 2.49m)

This lovely kitchen is equipped with an excellent array of fitted wall and base units with contrasting break fast bar and work surfacing with inset sink and drainer. Integrated oven and electric hob with chimney extractor over. Integrated appliances comprise washer, dryer dishwasher and fridge and freezer. Column central heating radiator and a secondary radiator. Down lighting to the ceiling. Velux window, double glazed window and French doors to the side elevation. Ideal gas boiler.

Lobby

uPVC double glazed entry door to the side elevation. Central heating radiator.

Shower Room

4' 6" x 4' 6" (1.36m x 1.36m)

With column radiator, the shower room is equipped with a corner shower, close coupled w.c and vanity wash hand basin. Tiling to the walls. Central heating radiator.

First

Floor

Landing

uPVC double glazed window to the side. Staircase to the converted loft room.

Bedroom 1

15' 0" x 11' 7" (4.58m x 3.53m)

Two uPVC double glazed windows to the front elevation. Central heating radiator. Decorative cast iron fireplace.

Bedroom 4

9' 6" x 9' 1" (2.90m x 2.77m)

uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobe beneath the stairwell.

Bathroom

7' 4" x 6' 5" (2.23m x 1.95m)

With uPVC double glazed window to the rear elevation, the bathroom is equipped with a panelled bath with screen and shower over and a w.c and wash basin set into a modern unit. Tiling to the walls. Column central heating radiator.

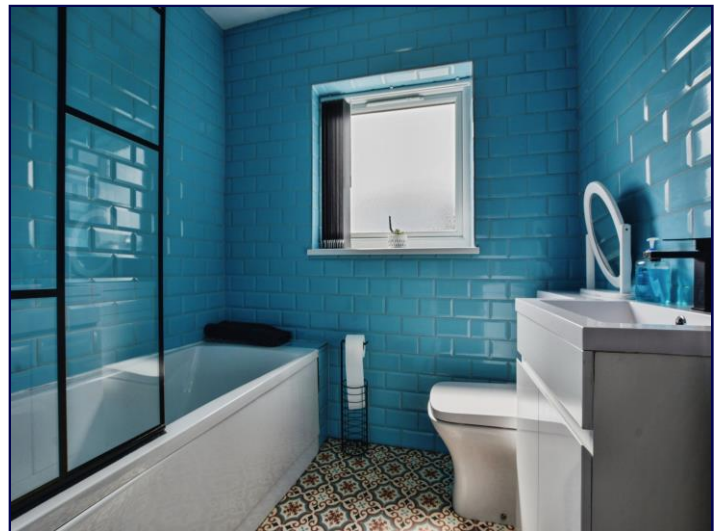
Bedroom 3

15' 0" x 9' 5" (4.58m x 2.87m)

A good sized bedroom with uPVC double glazed window to the side. Central heating radiator. Eave storage.

Outside

To the front and side there is block paving allowing for off road parking for around three cars. Gated side access takes you into the rear/side garden which offers a lawn, patio area with covered pergola over and currently house a hot tub (may be available by separate negotiation). Timber summer house.



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 A: 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.



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)



Ground Floor

First Floor

Second Floor

Total floor area 106.2 m² (1,143 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

