



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



Dyke Road

North Cotes
DN36 5XH

£87,500

Crofts estate agents are pleased to be able to bring to market this two bedroom terraced property situated in North Cotes and creates an ideal first time or investment purchase. The ground floor of the property comprises of an entrance hallway, well proportioned living room to the rear, kitchen and utility/porch area. To the first floor there are two bedrooms with integrated storage, and a family bathroom. There are gardens to both the front and rear, with the rear garden benefitting from a reasonably sunny aspect. uPVC double glazing and stove fired central heating.

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 Hallway

Entry door to the front elevation. Door to lounge. Staircase to the first floor.

Lounge/Diner

14' 7" x 17' 4" (4.44m x 5.29m)

Located to the rear of the property and having two double glazed windows to the rear, one being a bay. Central heating radiator. Brick fire surround with recessed cast iron solid fuel stove with back boiler for hot water and central heating.

Kitchen

7' 5" x 9' 9" (2.26m x 2.97m)

Offering a uPVC double glazed window to front aspect and having a range of fitted wall and base units with contrasting worktops with inset stainless steel sink unit. Tiling to splashbacks. Electric cooker point with extractor fan and light over, central heating radiator, space for fridge, plumbing for washing machine, UPVC double glazed door, into.

Porch

5' 5" x 4' 7" (1.65m x 1.4m)

uPVC double glazed entrance door from the front. Coal/solid fuel bunker.

Utility Area

9' 9" x 4' 6" (2.98m x 1.36m)

Having a uPVC double glazed door to the rear garden. Space to accommodate a fridge freezer and a tumble dryer.

First Floor Landing

The landing offers a uPVC double glazed window to front aspect. Airing cupboard with hot water cylinder and shelving.

Bathroom

8' 2" x 5' 11" (2.49m x 1.81m)

Fitted with a white suite comprising close coupled w.c, vanity wash hand basin and panelled P shaped shower bath with screen and shower over. Tiling to the walls. uPVC double glazed window.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.43m)

uPVC double glazed window. Central heating radiator. Built in cupboard / wardrobe.

Bedroom Two

10' 7" x 9' 3" (3.22m x 2.81m)

uPVC double glazed window. Central heating radiator. Built in wardrobe.

Outside

The property benefits from an open plan styled frontage with communal parking areas. The rear garden enjoys a reasonable sunny aspect and has lawn and shrubs.

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 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.

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
32.0 sq.m. (345 sq.ft.) approx.

1ST FLOOR
30.8 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA: 62.8 sq.m. (676 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.
Made with Metropix ©2022