



Daubney Street

Cleethorpes  
DN35 7BB

£85,000

Crofts Estate Agents are pleased to present this modern three bedroom mid terraced property which has been lovingly updated throughout and would make an ideal first time purchase or investment property. Internally the ground floor comprises of the entrance porch, front lounge with bay window, middle reception room, modern fully fitted kitchen, rear lobby and family bathroom. The first floor has three double bedrooms, all benefiting from fitted wardrobes. The rear garden is a low maintenance space which has a mixture of block paving and artificial grass. Viewings are available immediately on this property so call us today to arrange yours.



#### **Front**

The front of the property is rendered to the first floor and the bottom half is bricked with a front uPVC porch and bay. There is a front bricked wall with an iron gate.

#### **Lounge**

16' 5" x 13' 1" (5.01m x 4m)

The lounge is located to the front of the ground floor and has a bay window to the front of the room which gives extra space and light. The overall decor is neutral and there is a wooden flooring running throughout. There are two oak doors which give access into the second reception room and also the front porch.

#### **Dining Room**

11' 5" x 13' 1" (3.49m x 3.98m)

The dining room is the second of the receptions and has a window which faces out down the side of the house onto the back garden. The walls are painted grey with a feature wall and bricked fire surround acting as a feature of the room.

#### **Kitchen**

11' 8" x 6' 6" (3.55m x 1.98m)

The kitchen is a beautiful room and is a key selling point to the house. A modern fully fitted kitchen which benefits from a fitted fridge freezer and a washing machine in the units under the sink. The gas central heated Ideal Logic + boiler is also located in one

of the larger cupboards. The oven is also integrated with an electric hob and there is a ceramic sink with modern tap.

#### **Bathroom**

5' 5" x 6' 5" (1.64m x 1.96m)

The bathroom is located to the very far end of the ground floor through the lobby. The room is tiled throughout and has a three piece suite including a bath with shower screen, wash basin and toilet. There is a large rear window which brings a good amount of light into the room.

#### **Bedroom 1**

11' 5" x 13' 1" (3.47m x 3.98m)

The master bedroom is situated to the front of the first floor and is the full width of the house, making it a brilliant size room. There is a front uPVC window and gas central heated radiator along with a full wall of fitted wardrobes providing excellent storage space.

#### **Bedroom 2**

11' 3" x 10' 1" (3.42m x 3.08m)

The second of the bedrooms is another double sized room and again has fitted wardrobes running along the left hand wall. There is a gas central heated radiator and a rear uPVC window.

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### **Bedroom 3**

11' 5" x 6' 7" (3.47m x 2.01m)

The third bedroom is the smallest of the three rooms and is currently utilised as a dressing room. There are fitted wardrobes which create handy storage plus there is a rear uPVC window and gas central heated radiator.

### **Rear garden**

As you walk out of the back door you will find yourself in a generous space which has a mixture of block paving and artificial grass. A long garden space which is ideal for children and relaxing in the summer months.

### **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.

### **Viewing**

By appointment only, telephone 01472 200666

### **Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### **Free Valuations**

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

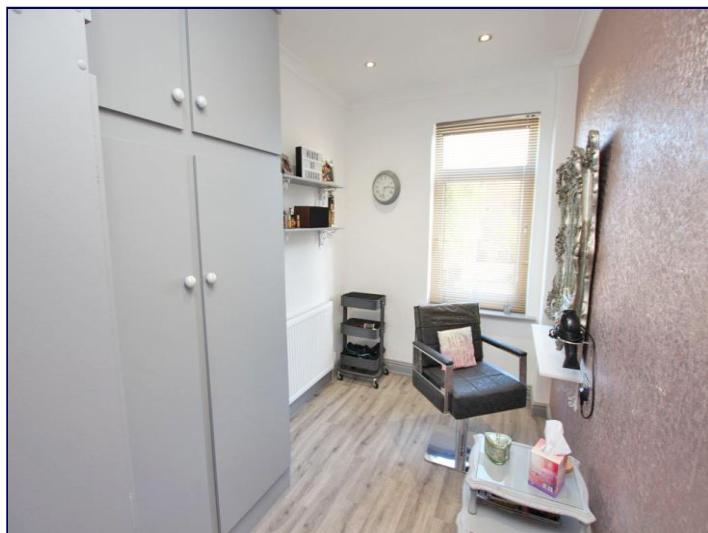
### **Property Management**

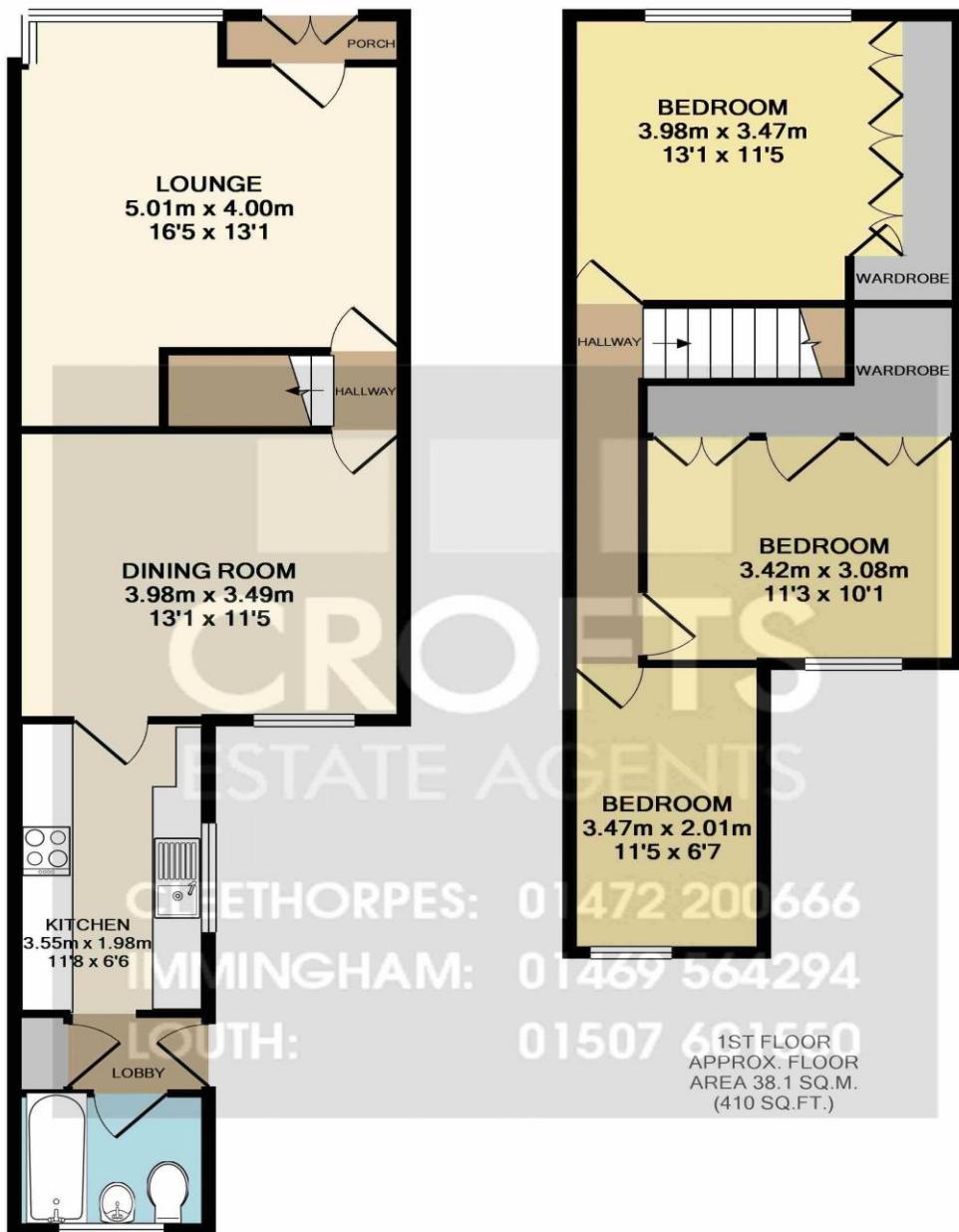
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



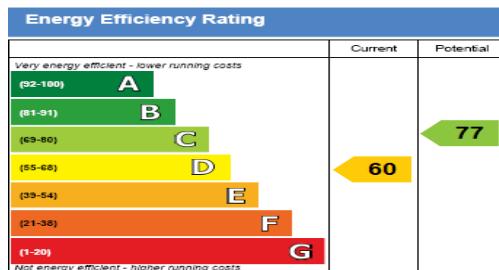


**GROUND FLOOR**  
APPROX. FLOOR  
AREA 46.0 SQ.M.  
(496 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 84.2 SQ.M. (906 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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