



# CROFTS ESTATE AGENTS

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



Mereside Jubilee Road  
North Somercotes  
LN11 7LH

Offers in the Region Of £290,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### Property Description

This deceptively large three bedroom link detached bungalow lies in this ever popular village of North Somercotes, found just off Jubilee Road with easy reach of amenities and neighbouring villages. Offered for sale with NO FORWARD CHAIN, the property resides in fantastic mature private gardens and also has the benefit of a large workshop and separate storage room in the grounds. The bungalow could benefit from some updating but is very tidy and well maintained and does offer great, flexible living accommodation for potential purchasers. Accommodation is comprised of: Entrance hallway with loft hatch and radiator, Lounge dining room, fitted kitchen, sun room, three bedrooms, modern wet room suite and integral garage. Outside, the property is approached by a long driveway and established front garden with stocked borders. The rear garden is perhaps the most impressive having an extensive mature plot which provides scope for extending and fantastic space for entertaining or al fresco dining. There is a large workshop which has potential for conversion, plus a sectional storage room.

### Entrance Hall

An "L" shaped hallway, with loft hatch and radiator

### Lounge dining room

19' 6" x 21' 10" (5.95m x 6.66m)

A large open plan "L" shaped room with two uPVC windows to front, fireplace and radiator

### Kitchen

11' 6" x 10' 6" (3.499m x 3.195m)

uPVC door and window to rear leading to sun room. built in cupboard, range of fitted units with hob, integral oven and sink unit

### Sun room

5' 6" x 11' 8" (1.688m x 3.55m)

uPVC window to side and rear, uPVC rear entrance door, door to side leading to integral garage

### Bedroom One

11' 5" x 10' 6" (3.49m x 3.2m)

uPVC window to rear, radiator

### Bedroom two

10' 7" x 9' 6" (3.216m x 2.9m)

uPVC window to side, radiator

### Bedroom

9' 7" x 8' 10" (2.912m x 2.69m)

uPVC window to side, radiator

three

**Wet room**

6' 4" x 7' 10" (1.93m x 2.386m)

uPVC window to side, wash basin, low flush w/c and shower

**Garage**

20' 2" x 8' 8" (6.138m x 2.65m)

Up and over door, wall mounted combi boiler, uPVC window to rear.

**Cloakroom**

3' 8" x 2' 7" (1.12m x 0.79m)

uPVC window to rear, low flush w/c

**Workshop**

17' 11" x 15' 0" (5.47m x 4.57m)

double doors to rear, door to front, window to side, light and power

**Store room**

15' 5" x 7' 10" (4.7m x 2.4m)

door to front, window to side

**Outside**

The property is approached by a long driveway and concrete front garden with established borders. The rear garden has a paved patio and huge lawned garden/ paddock with detached brick outbuilding and concrete sectional storage room. A large mature private rear plot



<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 C: 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 the relevant office 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

### 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.



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.*

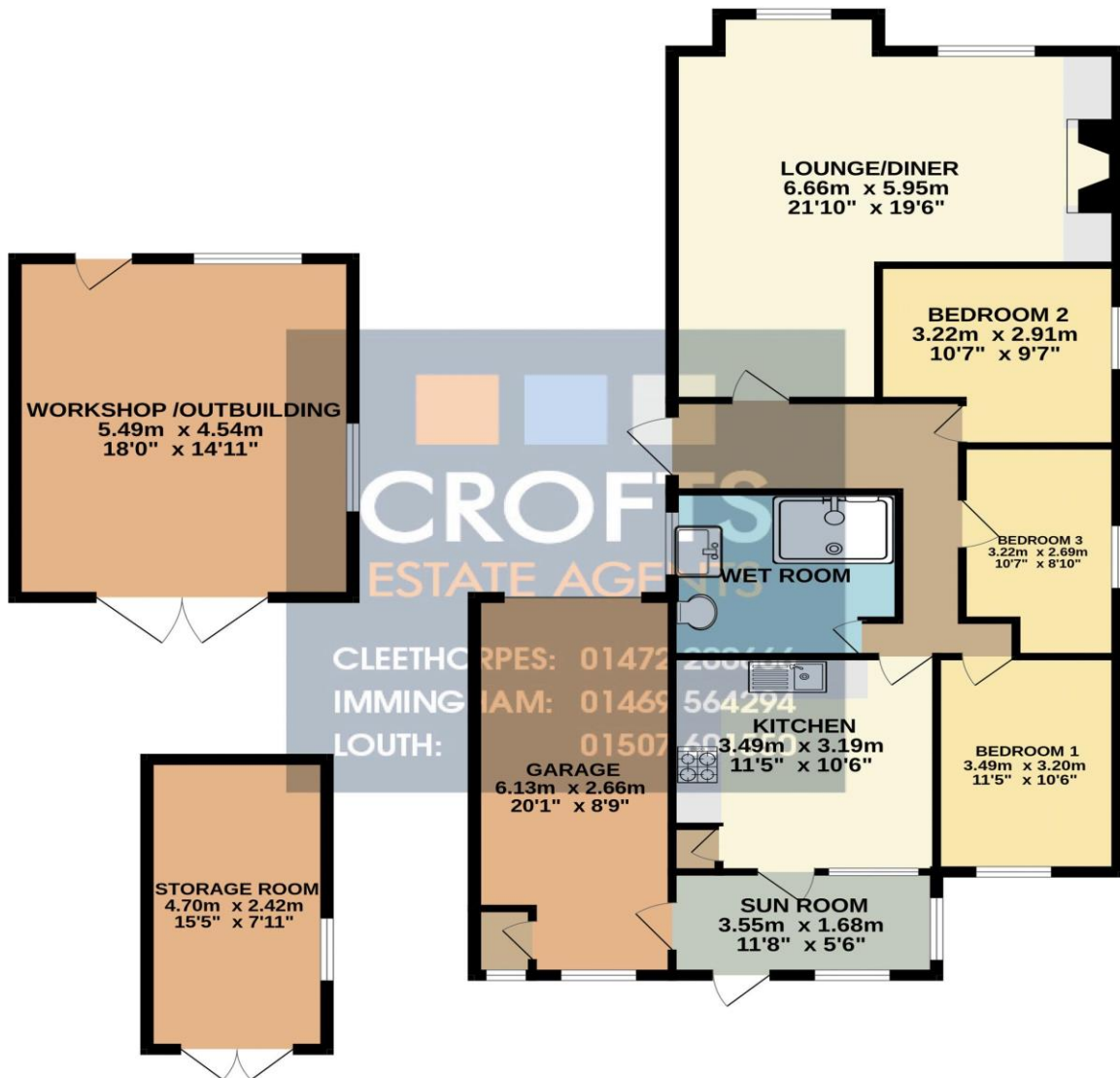


**OPEN 7 DAYS A WEEK**

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  
138.6 sq.m. (1492 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLETHORPES: 01472 200111  
IMMINGHAM: 01469 564294  
LOUTH: 01507 404111

TOTAL FLOOR AREA : 138.6 sq.m. (1492 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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