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Beech Lane

Humberston
DN36 4ZF

Offers in the Region Of £225,000

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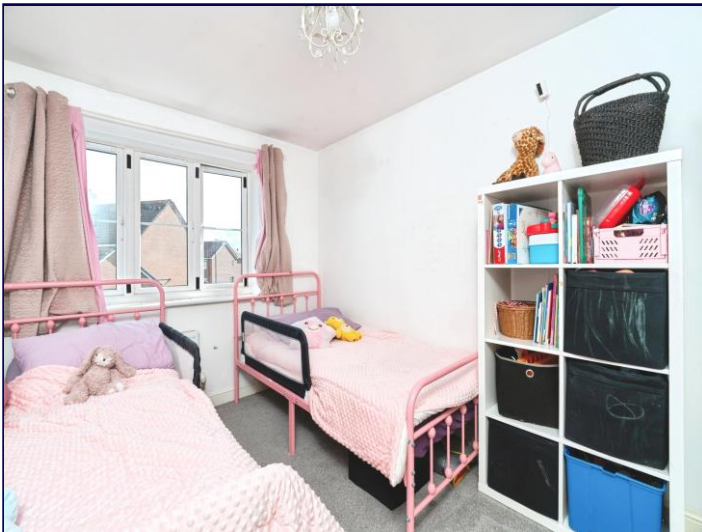
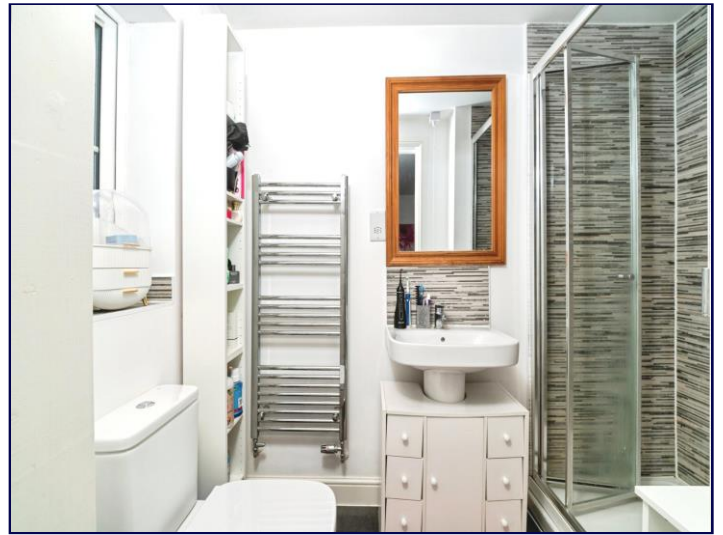
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Property Introduction

Early viewing is highly recommended to appreciate this attractive three-bedroom semi-detached home, ideally positioned within this modern and recently established development. Occupying a larger-than-average plot, the property offers well-presented accommodation throughout and benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises an entrance hallway, downstairs cloakroom, spacious lounge and modern dining kitchen. To the first floor are three bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Externally, the property features an open-plan frontage with a block-paved driveway providing off-road parking. To the rear is a larger-than-average enclosed garden, incorporating a paved patio area and lawn, providing an excellent space for outdoor entertaining and family enjoyment. Remainder of the builders warranty.

Entrance Hallway

Pleasantly presented, the entrance hallway has a composite entry door to the front elevation and has a central heating radiator. Staircase to the first floor. Doors to the ground floor cloakroom and living room.

W.C

Offering uPVC double glazed window to the front elevation, the cloakroom is equipped with a close coupled w.c and pedestal wash hand basin. Central heating radiator.

Living Room

18' 3" x 12' 3" (5.55m x 3.73m)

The property enjoys a well-appointed lounge, presented to a high standard and offering a comfortable and attractive living environment. A contemporary pink feature wall provides a focal point with the lounge benefiting from natural light via a large front-facing window. Central heating radiator. Overall, the lounge offers a bright, inviting, and well-presented space ideal for both everyday relaxation and entertaining.

Kitchen/ Diner

15' 6" x 10' 9" (4.73m x 3.27m)

A bright and well-appointed open-plan kitchen-diner with cheerful yellow walls, wood-effect flooring and window and patio doors to the rear providing excellent natural light. The kitchen is fitted with a range of contemporary gloss cream units with grey worktops and incorporates a stainless-steel extractor hood over a gas hob, built-in oven, double sink with mixer tap, plumbing and space for a dishwasher and washing machine, together with ample storage and preparation space. The dining area offers comfortable space for family meals and entertaining, with room for a table and chairs, and French doors opening onto the garden. A practical and inviting space that combines modern appliances with a light, sociable layout.

First Floor Landing

Access to the three bedrooms and the family bathroom. Storage cupboard.

Bedroom 1

11' 11" x 11' 4" (3.62m x 3.45m)

A well-proportioned main bedroom finished in a modern neutral palette, featuring a front-facing window that provides excellent natural light. Light grey carpeting and a contemporary decorative finish creating a bright and inviting feel. Central heating radiator. Door to the ensuite.

En-suite

7' 7" x 4' 3" (2.30m x 1.30m)

A well-appointed en-suite bathroom fitted with a white suite comprising a close-coupled WC, pedestal wash basin with mixer tap set into a useful vanity unit with cupboard and drawer storage, and a glazed shower cubicle. The room benefits from a chrome heated towel rail, mosaic-tiled splashbacks and shower area, a tall storage unit, and a window providing natural light.

Bedroom 2

11' 10" x 8' 4" (3.61m x 2.53m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom 3

11' 11" x 11' 4" (3.62m x 3.45m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

A well-presented family bathroom featuring a white suite comprising a panelled bath with mixer shower and glass screen, a pedestal wash basin with mixer tap set on a white vanity unit with storage cupboard below, and a close-coupled WC. The walls are fully tiled in a light grey mosaic-style finish, and a window providing natural light. The room is finished with a tiled floor and offers a clean, functional layout suitable for everyday use.

Outside

Open plan frontage with lawn and block paved driveway to the side creating off road parking for a couple of cars. The rear garden is larger than average and enjoys a patio area and lawn and benefits from the morning and afternoon sun.

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, 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

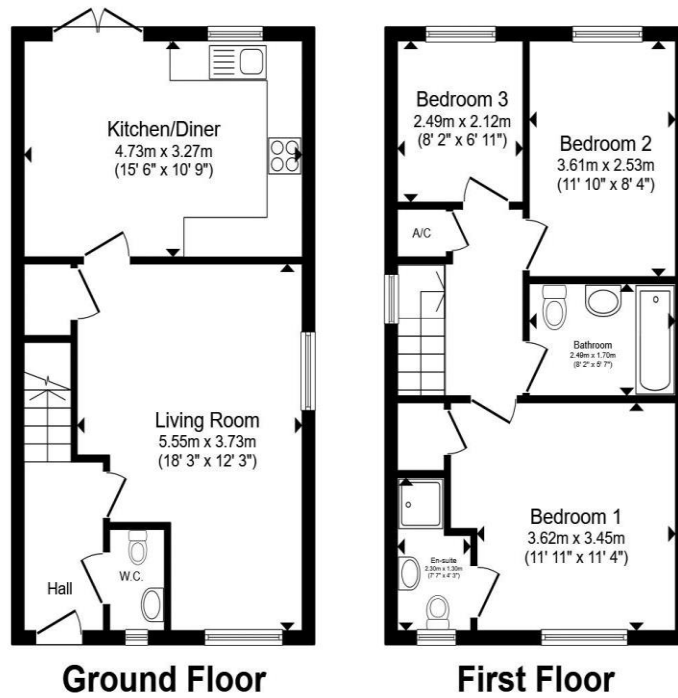
Free Valuations

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.





Total floor area 84.4 m² (908 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



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		