



CROFTS ESTATE AGENTS

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



Carlton Park

Manby
LN11 8UQ

Offers in the Region Of £115,000

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Property Introduction

Crofts Estate Agents are pleased to offer for sale this spacious three-bedroom mid-terrace home, offered to the market with no forward chain and benefiting from the added advantage of a detached garage situated within a nearby block opposite the property. Well suited to first-time buyers, growing families or investors, the property enjoys the benefits of double glazing and electric heating throughout. The accommodation briefly comprises an entrance opening into a spacious kitchen/diner, comfortable lounge and rear hallway. To the first floor are two well-proportioned bedrooms and a modern shower room, while the converted loft provides a generous third double bedroom. Outside, the property enjoys gardens to both the front and rear, with the front garden offering excellent potential to create additional off-road parking, subject to any necessary consents. Early viewing is highly recommended to appreciate the space and potential this home has to offer.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Opening to the kitchen.

Kitchen/Diner

11' 6" x 16' 6" (3.50m x 5.02m)

Offering two uPVC double glazed windows to the front elevation. the kitchen is fitted with an array of wall and base units along with roll edged work surfacing with inset one and a half sink and drainer. Integrated double oven and four ring electric hob. Plumbing for a washing machine. Electric central heating radiator.

Lounge

11' 9" x 13' 5" (3.59m x 4.09m)

With uPVC double glazed window to the rear elevation and having electric central heating radiator. Fireplace. Door to lobby leading out to the garden and having stairs to the first floor.

Lobby

uPVC double glazed entry door out to the garden. Stairs to the first floor.

First Floor Landing

Access to two bedrooms and a shower room, and staircase leading upto the loft conversion.

Bedroom 3

10' 0" x 9' 2" (3.05m x 2.80m)

uPVC double glazed window to the front elevation. Electric central heating radiator. Storage cupboard.

Bedroom 2

11' 9" x 10' 3" (3.58m x 3.12m)

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

Bedroom 1 (Loft Conversion)

9' 6" x 15' 0" (2.89m x 4.58m)

With Velux window and having electric central heating radiator. Storage cupboard.

Outside

The property has gardens to the front and rear aspects, with the rear garden backing onto open fields. To the front there is an established front garden which offers the ability to create off road parking.

Garage

The property has an added bonus of having a garage which is located in a block across the road near the corner.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

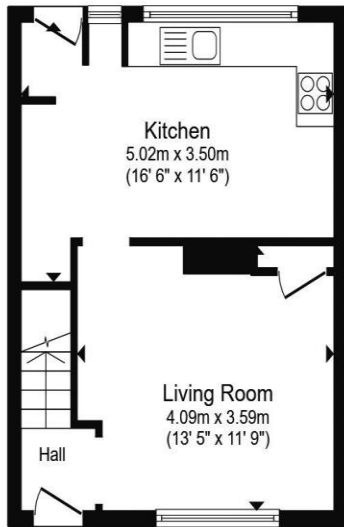
Free Valuations

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.

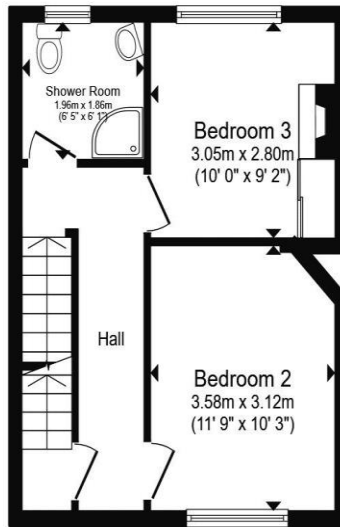
Property Management

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.

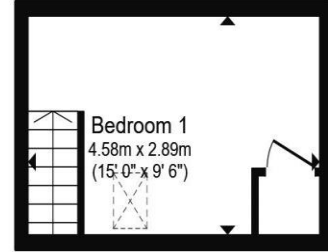




Ground Floor



First Floor



Second Floor

Total floor area 79.8 m² (859 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

