



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



Sandringham Road

Cleethorpes
DN35 9DP

£155,000

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



Property Introduction

Early viewing is highly recommended for this well-maintained and presented two-bedroom end terrace, occupying a generous plot with a delightful rear garden that enjoys a sunny aspect. Benefitting from gas central heating and uPVC double glazing throughout, the accommodation comprises an entrance hallway, a spacious living room, a fitted kitchen, a versatile dining room or home office, a bright conservatory, and a useful utility room with a cloakroom/WC. To the first floor, the property offers two well-proportioned bedrooms and a modern shower room. Externally, there are attractive front and rear gardens, a driveway providing off-road parking, and a detached garage. The property is offered for sale with no forward chain on the vendor's side, making it an excellent opportunity for a straightforward purchase.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor with storage cupboard beneath.

Living Room

13' 5" x 12' 4" (4.08m x 3.75m)

Offering uPVC double glazed patio doors to the rear opening into the conservatory. Central heating radiator. Coving to the ceiling. Fire surround.

Conservatory

19' 10" x 11' 3" (6.05m x 3.42m)

With tiled flooring and having three central heating radiators providing all year round comfort, this well proportioned conservatory offers ample space for both living and dining areas. uPVC double glazed windows and doors leading out to the garden.

Kitchen

13' 5" x 8' 7" (4.08m x 2.61m)

With uPVC double glazed windows to the rear and side elevations, the kitchen offers a range of fitted wall and base units along with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Tiled flooring. Central heating radiator. Rear entry door leading into the conservatory and providing access to the laundry room and w.c.

Study or Breakfast Room

10' 4" x 6' 0" (3.15m x 1.83m)

A versatile space located on the kitchen ideal as a breakfast room, home office or child's play area. Tiling to the floor. uPVC double glazed window. Central heating radiator.

Laundry Room

5' 8" x 7' 9" (1.73m x 2.37m)

uPVC double glazed window to the rear elevation. Plumbing for a washing machine. Tiled flooring. Door to the ground floor cloakroom.

W.C.

2' 7" x 6' 2" (0.80m x 1.87m)

Equipped with a corner wash basin and close coupled w.c.

First Floor Landing

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

Bedroom 1

13' 5" x 12' 7" (4.08m x 3.83m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes. Storage cupboard.

Bedroom 2

13' 5" x 8' 8" (4.08m x 2.63m)

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

Shower Room

8' 4" x 5' 10" (2.53m x 1.78m)

Equipped with a w.c and wash hand basin set into a modern unit along with a walk in shower. Tiling to the walls. Central heating radiator. uPVC double glazed window to the front.

Outside**Front Garden**

The property enjoys a generous frontage with a low-maintenance brick-walled garden and a concrete driveway providing off-road parking. Gated side access leads to the rear garden, while the attractive frontage offers excellent kerb appeal and ample space for additional planting or landscaping if desired.

Rear Garden

The rear garden is of a good size and predominantly laid to lawn, offering excellent potential for families, keen gardeners or those looking to create an impressive outdoor entertaining space. A paved patio adjoins the rear of the property, with established shrubs and mature planting providing a pleasant backdrop. A substantial detached outbuilding/workshop runs along one boundary, offering superb storage or scope for a variety of uses, subject to any necessary consents. The garden is enclosed by fencing, creating a private and secure outdoor environment.

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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

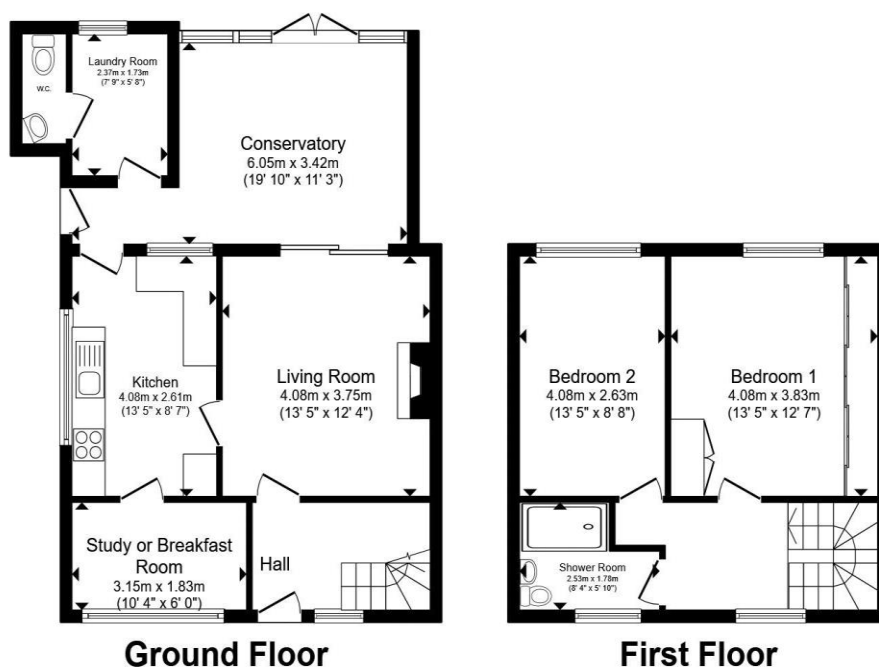
Free Valuations

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

Total floor area 101.5 m² (1,092 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

