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



Brian Avenue

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£220,000

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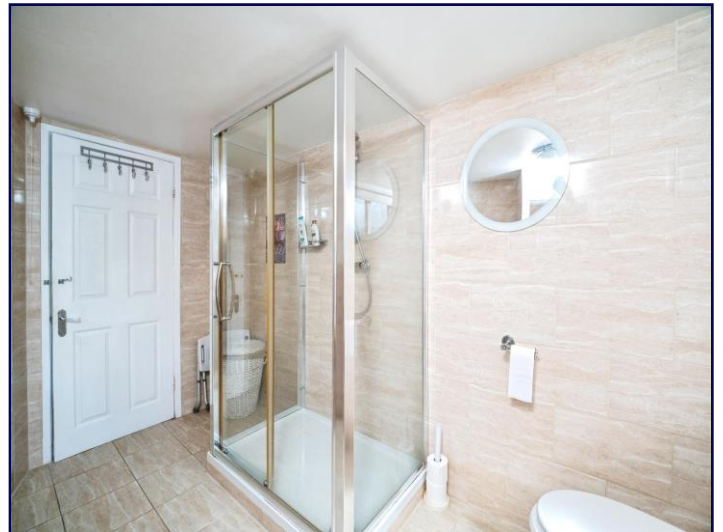
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Property Introduction

Crofts Estate Agents are delighted to bring to the market this superb and highly versatile two/three bedroom semi-detached bungalow, which has been thoughtfully extended to both the side and rear elevations to create a spacious and flexible home. Occupying an impressive plot, the property benefits from generous gardens, extensive off-road parking and a larger-than-average detached garage, making it particularly appealing to those seeking a bungalow with excellent outdoor space and practical features. Internally, the accommodation is well presented throughout and benefits from gas central heating and uPVC double glazing. The layout briefly comprises a welcoming entrance hallway, spacious lounge which could alternatively be utilised as a third bedroom, stunning open-plan kitchen/dining/living area, two further bedrooms and a modern shower room. One of the property's standout features is undoubtedly its excellent gardens. To the front is a generous frontage with a long driveway providing ample parking for several vehicles, while the superb rear garden enjoys a good degree of privacy and offers a large expanse of lawn together with a paved patio area, creating an ideal setting for outdoor entertaining and relaxation. With its versatile accommodation, substantial plot, excellent parking and impressive detached garage, this is a rare opportunity to acquire a highly desirable bungalow and early viewing is strongly recommended to fully appreciate all that this exceptional home has to offer.

Entrance Hallway

A welcoming entrance hallway with cream walls, white woodwork and a practical carpeted floor. The front door features glazed panels for natural light, complemented by a side window with roller blind. Built-in shelving and cupboard storage provide useful display and storage space.

Living Room or potential bedroom

14' 0" x 10' 10" (4.27m x 3.30m)

A superbly presented and versatile reception room offering excellent flexibility of use. Filled with natural light from the large uPVC double glazed windows to the front and side elevations, the room enjoys an attractive outlook and a bright, welcoming feel. An impressive feature fireplace with ornate surround provides an attractive focal point, complemented by the wood-effect flooring and elegant décor. Generously proportioned, the room comfortably accommodates a range of furniture and could equally be utilised as a spacious lounge or, subject to individual requirements, as an additional bedroom, making this a particularly adaptable space within the home. Central heating radiator.

Kitchen Area

13' 9" x 9' 11" (4.18m x 3.03m)

A spacious and well-appointed kitchen fitted with an extensive range of light wood-effect wall, drawer and base units, complemented by contrasting work surfaces and tiled splashbacks. The layout provides excellent storage and preparation space, together with an inset sink and drainer, four-ring hob with extractor hood over and built-in double oven. Integrated fridge and freezer. There is also space and plumbing for a washing machine, with further appliance space available. Finished with tiled flooring and a bright, practical layout, this is a particularly functional kitchen well suited to everyday family living. Opening to the superb living dining area.

Living/Dining Room

15' 7" x 12' 11" (4.76m x 3.94m)

Opening from the kitchen, this superb and spacious bright living / dining area with a light tiled floor and a ceiling fan. Large French doors open directly onto the garden, flooding the room with natural light, complemented by further windows. Coving to the ceiling. The room offers a comfortable seating area with ample space for relaxation and entertaining.

Bedroom 1

12' 8" x 11' 3" (3.86m x 3.42m)

Neutrally decorated and having fitted wardrobes along one wall. uPVC double glazed window to the front aspect. Coving to the ceiling. Central heating radiator.

Bedroom 2

12' 11" x 8' 5" (3.93m x 2.56m)

Once again neutrally decorated and having uPVC double glazed French doors to the rear elevation. Central heating radiator. Laminate wood flooring.

Shower Room

11' 2" x 8' 6" (3.41m x 2.59m)

A well-appointed shower room fully tiled in neutral stone-effect tiles. The suite comprises a large glazed shower enclosure with chrome mixer and shower head, a pedestal wash-hand basin, and a close-coupled WC. Double glazed window with obscure glass provide light and practicality. Central heating radiator.

Outside

One of the key selling features to this property is not just the home itself but also the gardens. To the front, a block-paved driveway provides ample off-street parking for several vehicles and leads down to the detached garage. The remainder of the front is lawned completed with established shrubs. The rear garden is a particular feature, being of a good size and mainly laid to lawn. It is well



enclosed by mature hedging, shrubs and trees, offering a good degree of privacy and enjoys a sunny aspect. A paved pathway runs through the garden, and there is a useful detached double length garage/workshop.

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 B: 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.

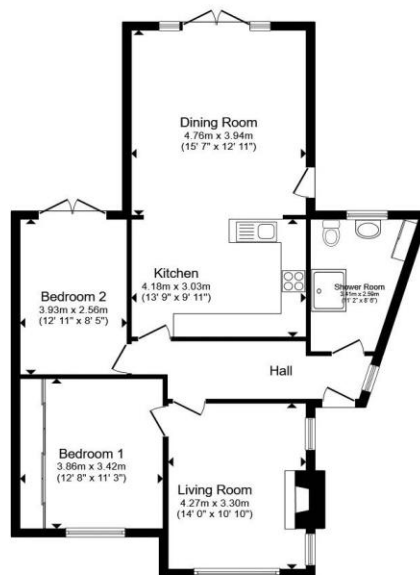
Free Valuations

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 87.4 m² (940 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

