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



Robson Road

Cleethorpes
DN35 7UX

Auction Guide Price £135,000

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

Your Dream Home Awaits! Welcome to this stunning three-bedroom semi-detached house, perfectly situated on a large plot with unbeatable access to all the amenities Cleethorpes has to offer. This fantastic property is ideal for first and second-time buyers, with no forward chain to hold you back. Step inside and be greeted by a spacious entrance hall, leading to a beautiful lounge and sitting/dining room perfect for relaxing and entertaining. The extended kitchen is a culinary haven, with ample space for cooking and dining. And, with a little conversion, the under stairs cupboard could make a fantastic ground floor cloakroom. Upstairs, you'll find three generous bedrooms and a bathroom with shower over the bath, providing plenty of space for you and your family. Outside, the large lawn rear garden is perfect for alfresco dining and relaxation, complete with a slab patio and covered service area. And, with an open-fronted concrete driveway, you'll have parking for two cars right on your doorstep. With its excellent location, spacious accommodation, and fantastic potential for customization, this property is a rare find. Don't miss out on the opportunity to make it yours. Schedule a viewing today and start making memories in your dream home!

Entrance hall

16' 4" x 5' 7" (4.98m x 1.71m)

From an external covered porch the entrance hall has uPVC glazed front door, cream and white decor with dado rail, plate rail and coving, pendant light, five frosted windows to the front around

the door and one window to the side, good size storage cupboard that could be converted to a ground floor cloakroom, wood laminate flooring, radiator and small under floor storage.

Lounge

11' 11" x 11' 5" (3.64m x 3.47m)

Well proportioned lounge with walk in bay window, cream and blue decor to coving with decorative ceiling plaster, light brown carpet, radiator, pendant light

Dining room / Bedroom 4

14' 7" x 10' 9" (4.44m x 3.27m)

Currently used as a ground floor bedroom the dining room or second reception room has cream decor, plate rail, decorative ceiling plaster, light brown carpet, gas fire, cream granite inset and hearth, pendant light, radiator and uPVC window to the rear.

Kitchen

19' 2" x 8' 9" (5.85m x 2.66m)

A good sized kitchen has wall and base units with red granite effect work tops and splash back returns, stainless sink drainer, gas hob with extractor over, electric oven grill, space for American style fridge freezer, washing machine and dryer, grey tiled floor, uPVC glazed door to the side, uPVC window to the side, uPVC French doors to the rear, white and grey decor, radiator, pendant light and strip light.

Stairs and landing

With grey carpet, white and grey decor with picture rail and dado rail, frosted uPVC window to the side, pendant light and loft access.

Bedroom One

11' 11" x 11' 2" (3.64m x 3.40m)

White and blue pattern decor to coving, grey carpet, ceiling light, radiator, fitted wardrobes and uPVC bay window.

Bedroom Two

12' 8" x 9' 11" (3.85m x 3.01m)

With grey decor and feature wall to coving, grey carpet, uPVC window, ceiling light and radiator.

Bedroom Three

8' 3" x 7' 3" (2.52m x 2.20m)

A smaller single bedroom has grey carpet, grey decor to coving and picture rail, uPVC window to the rear, radiator and ceiling light.

Family Bathroom

6' 11" x 5' 7" (2.11m x 1.71m)

The bathroom has a three piece shell style white suite with shower over the bath, grey fully tiled walls, dark grey vinyl floor, uPVC frosted window to the front, extractor, ceiling light and radiator.

Front garden

The front has an open driveway to concrete and block paved driveway for two smaller cars. There is a low wall to the side and front with timber gates to a narrow driveway beyond them.

Rear garden

A good sized plot is reflected in the size of the rear garden with a large lawn area with slab patio to the rear of the house and a concrete driveway to the side that has a wood and perspex cover over it and double timber gates to the front. The rear garden also offers a useful concrete hardstanding for a shed. The garden has timber and wall garden.

Tenure

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

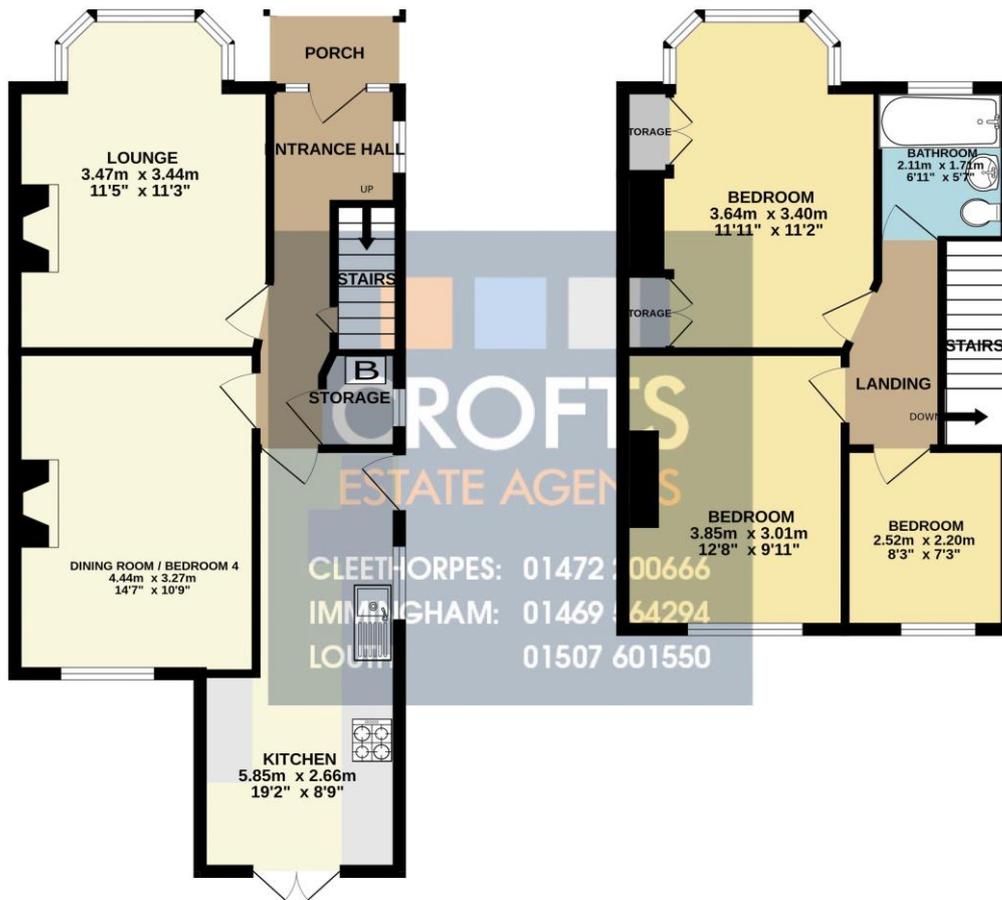
Services

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.



GROUND FLOOR
52.2 sq.m. (562 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (429 sq.ft.) approx.



TOTAL FLOOR AREA : 92.1 sq.m. (991 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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