CROFTS ESTATE AGENTS
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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

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01507 601550









Goldgarth

Grimsby
DN32 8QS

£169,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: info@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









Property Introduction
Offered to the market with no forward chain, Crofts Estate Agents are delighted to present this deceptively spacious two/three-bedroom detached bungalow, occupying one of the largest plots within this highly sought-after residential development. Offering flexible and well-proportioned accommodation, the property provides an excellent opportunity for those looking to downsize without compromising on space or buyers seeking the potential to personalise and add value. Benefitting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises an entrance porch, welcoming hallway, generous lounge, fitted kitchen, shower room and three versatile bedrooms, with one easily adaptable as a separate dining room, home office or additional reception room to suit individual requirements. Externally, the property continues to impress, boasting a private driveway leading to an attached garage and a substantial rear garden that is rarely found on this development. Enjoying a sunny aspect, the garden offers an excellent space for outdoor entertaining, gardening enthusiasts or simply relaxing in peaceful surroundings. Early viewing is highly recommended to appreciate the generous plot, versatile layout and outstanding potential this fantastic bungalow has to offer.

Entrance Porch
uPVC double glazed entry door to the front elevation with adjoining glazed panel. Inner door through to the hallway.

Hallway
Access to all rooms.

Lounge
15' 3" x 11' 8" (4.64m x 3.56m)
Offering a dual aspect view with double glazed windows to the front and side elevations. Neutrally decorated with coving to the ceiling. Electric fire with surround. Central heating radiator.

Kitchen
12' 6" x 8' 11" (3.80m x 2.73m)
The kitchen has a double glazed window to the front elevation and is fitted with a range of wall and base units with contrasting work surfacing with tiled splashback. Inset one and a half stainless steel sink and drainer. Integrated double oven and electric hob with extractor over. uPVC double glazed entry door to the side elevation. Worcester gas boiler. Central heating radiator.

Bedroom One
13' 0" x 9' 8" (3.96m x 2.95m)
Offering uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes to one wall.

Bedroom Two
10' 6" x 6' 9" (3.20m x 2.07m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three
10' 4" x 9' 0" (3.15m x 2.74m)
A versatile space that can be used as a third bedroom or dining room and has a double glazed window to the rear elevation. Central heating radiator.

Shower Room
9' 0" x 5' 3" (2.74m x 1.59m)
uPVC double glazed window to the side elevation. Equipped with a shower cubicle, close coupled w.c and a pedestal wash hand basin. Central heating radiator. Tiling to the walls.

Garage
16' 9" x 8' 8" (5.10m x 2.63m)
Front Garden: The property enjoys an attractive front garden, designed for ease of maintenance with a combination of decorative gravel, established shrubs and specimen planting. A generous block-paved driveway provides off-road parking for several vehicles and leads to the integral garage, while mature hedging and planting enhance the property's kerb appeal. Rear Garden: The enclosed rear garden offers a private and well-established outdoor space, featuring an extensive paved patio ideal for outdoor seating and entertaining. There are neatly maintained lawned areas, decorative gravel borders and a variety of mature shrubs, flowering bushes and established trees providing year-round interest and a high degree of privacy. The garden is well stocked with colourful planting and offers ample space for relaxing, gardening or alfresco dining.

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.

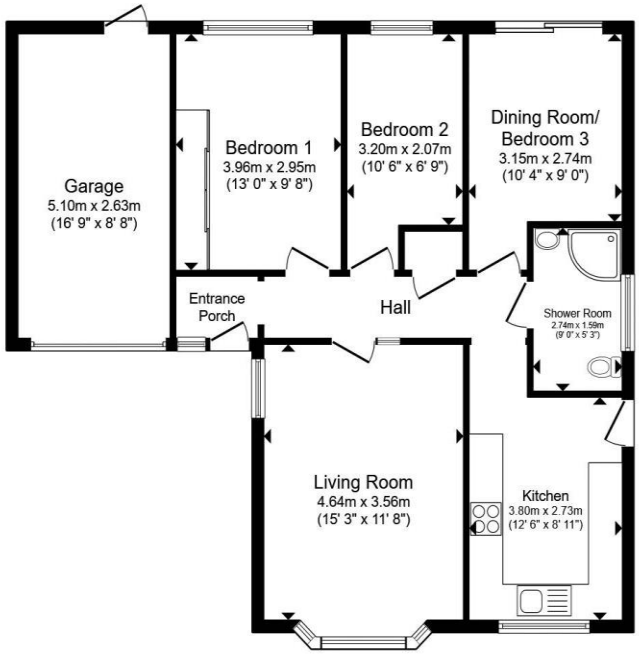
Council Tax Information
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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.







Total floor area 85.7 m² (922 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

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