



CROFTS ESTATE AGENTS

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



Newbury Avenue

Great Coates
DN37 9NQ

Offers in the Region Of £179,950

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Property Introduction

Crofts estate agents are delighted to offer for sale this extended and modern mid terrace property which is located within the village of Great Coates. Ideal for a variety of buyers, this is a one of a kind property and the only way it can be fully appreciated is by internal viewing. The cherry on the cake is the annexe to the rear of the property currently set up and used as a bedroom but could easily be a family entertaining area, home bar or even a place to work from home, with the parking being accessed through the rear door. Internal viewing will reveal the lounge-diner, kitchen, two double bedrooms with fitted wardrobes and the superb bathroom with a four piece suite. With garden spaces to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

Porch

Entering the property reveals the lounge-diner.

Lounge/Diner

24' 11" x 13' 3" (7.59m x 4.04m)

The lounge-diner has a window to the front elevation, a radiator and Maple flooring. There is also an inset gas fire and a built in cupboard.

Kitchen/Diner

15' 1" x 12' 8" (4.60m x 3.85m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also a superb fitted kitchen with a large island doubling up as a breakfast bar. There is also a sink, integral dish washer, fridge, freezer and range oven.

First Floor Landing

With Maple flooring and a built in cupboard with plumbing for a washing machine.

Bedroom One

11' 6" x 11' 4" (3.51m x 3.45m)

Bedroom one has a window to the front elevation, a radiator and Maple flooring. There is also a wall of fitted wardrobes.

Bedroom Two

12' 7" x 7' 6" (3.83m x 2.28m)

Bedroom two has a window to the rear elevation, a radiator and Maple flooring. There is also a wall of fitted wardrobes.

Bathroom

10' 11" x 8' 1" (3.34m x 2.47m)

The bathroom has an opaque window to the rear elevation, a heated towel rail and micro cement flooring. There is also a superb suite with a WC, basin, free standing bath and a shower enclosure with a mains shower.

Annexe

15' 4" x 10' 4" (4.68m x 3.16m)

With bi-folding doors for access this room could be used as a bedroom, family room, home bar or even somewhere to work from home. With a door to the rear leading out to off road parking and there is also a built in cupboard.

Shower room in Annexe

8' 11" x 3' 3" (2.71m x 0.99m)

With fully tiled walls, a WC, basin and an electric shower.

Outside

With a small low maintenance frontage. The rear garden is low maintenance and an ideal space to entertain with family and friends. With fitted seating, a built in fire and garden kitchen area with plumbing installed.

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

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

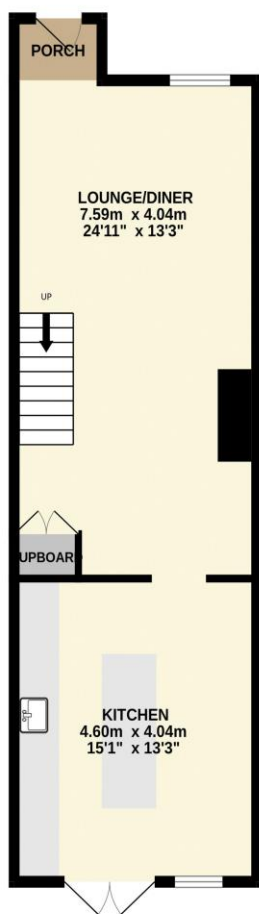
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.



GROUND FLOOR
69.3 sq.m. (746 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 108.6 sq.m. (1169 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		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

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