



CROFTS ESTATE AGENTS

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



Churchill Close

North Somercotes
LN11 7RF

£69,000

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Property Introduction

Offered for sale with no forward chain on the vendor's side, Crofts are delighted to bring to the market this well-presented one bedroom ground floor flat, offering an ideal purchase opportunity for a variety of buyers, including first-time purchasers and investors alike. The property benefits from uPVC double glazing, electric storage heating and parking to the rear. The accommodation briefly comprises entrance hallway, L-shaped lounge, kitchen, one bedroom and bathroom. Ideally suited to those seeking a low-maintenance home or investment opportunity, early viewing is highly recommended.

Entrance Hallway

Entry door to the rear of the building. Doors to the bathroom, bedroom and living room. Electric storage heater.

Living Room

18' 11" x 15' 3" (5.76m x 4.65m)

A L-shaped living room with uPVC double glazed window. Two electric storage heaters. Airing cupboard.

Kitchen

8' 5" x 7' 6" (2.56m x 2.28m)

Fitted with a range of wall and base units, the kitchen offers ample storage and preparation space, with contrasting work surfaces and tiled splashbacks. There is an inset stainless-steel sink with drainer

and mixer tap, together with space and plumbing for appliances. Electric cooker point. The room benefits from a uPVC double-glazed window providing natural light, while the lino flooring provides a practical finish. The kitchen is well proportioned and offers scope for a purchaser to update and personalise to their own taste.

Bedroom

10' 10" x 10' 0" (3.30m x 3.04m)

uPVC double glazed window to the rear. Laminate flooring. Storage heater.

Bathroom

10' 10" x 4' 10" (3.30m x 1.48m)

Fitted with a three-piece suite comprising panelled bath, with a separate shower cubicle, pedestal wash hand basin and low-level WC. The walls are partially tiled with complementary tiling to the bath and shower area, with a uPVC double-glazed frosted window providing natural light and privacy. Further features include vinyl-effect flooring, wall-mounted grab rails and useful recessed shelving. The bathroom is a practical and well-proportioned space, with scope for a purchaser to modernise and personalise to their own taste.

Outside

There is parking to the rear

Tenure

Believed to be Leasehold, 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.

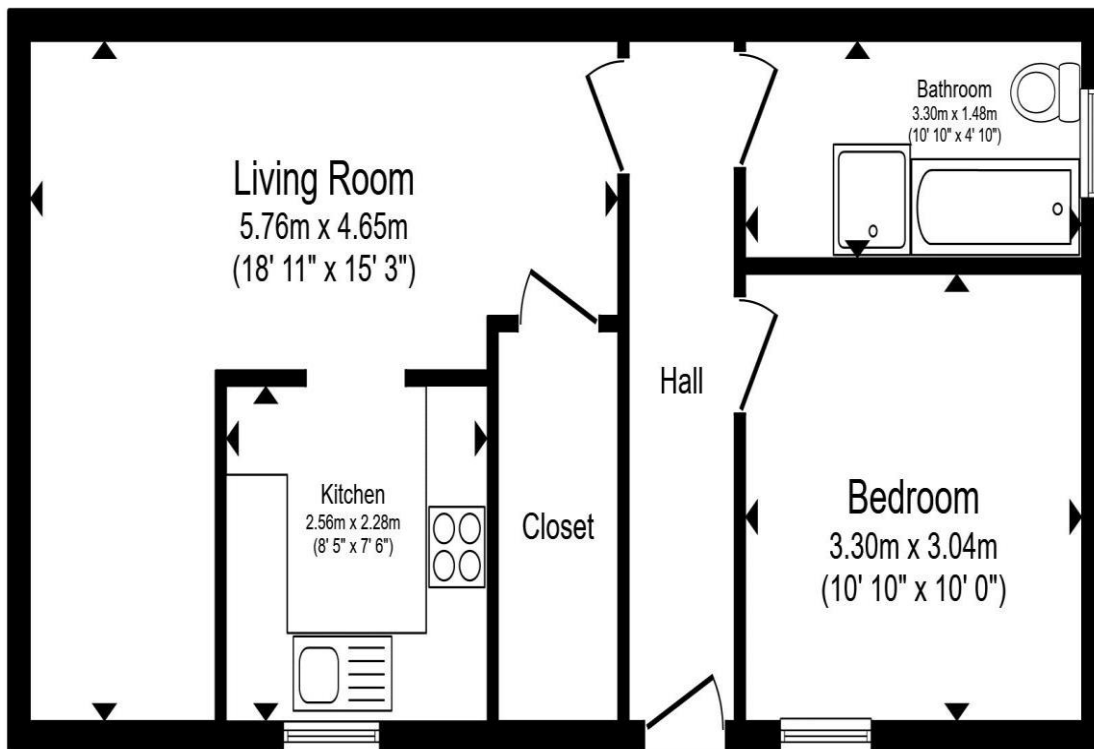
Free Valuations

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.





Total floor area 47.6 m² (512 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

