



# CROFTS ESTATE AGENTS

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



**Braemar Road**

**Cleethorpes  
DN35 9AU**

**Offers in the Region Of  
£189,950**

Crofts estate agents are delighted to be able to offer to the market for sale this welcoming and well presented three bedroom semi-detached family home found within this ever popular and sought after location which provides not only ample amenities but also excellent junior and senior schools. Offering the benefits of gas central heating and uPVC double glazing, this lovely home really needs to be viewed to appreciate the property on offer, with the accommodation briefly comprising entrance hall, lounge with a multi-fuel stove, breakfast kitchen complemented by a separate dining room. Just off the kitchen is a lobby area that leads to the rear garden, but also has a WC, utility and large storage cupboard. To the first floor you find the landing and three bedrooms all of which can accommodate a double bed and then finally the bathroom. Outside and to the front the property offers off road parking for at least three cars with a twin dropped kerb.

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### Entrance Hallway

Composite entry door to the front elevation with adjoining glazed panel. Central heating radiator. Staircase to the first floor.

### Lounge

15' 6" x 11' 3" (4.72m x 3.42m)

uPVC double glazed window to the front elevation. Coving to the ceiling. A focal point is created by the fireplace with inset log burner. Door through to the dining room.

### Kitchen

8' 8" x 12' 7" (2.65m x 3.83m)

The breakfast kitchen offers a range of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Splashback tiling. Plumbing for a dishwasher. Gas cooker point. uPVC double glazed window to the rear elevation. Entry door to the side leading to the lobby. Splashback tiling.

### Dining Room

8' 8" x 9' 0" (2.65m x 2.74m)

A versatile space with uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

### Lobby

uPVC double glazed entry door leading out to the garden. Doors to the cloakroom, store and utility.

### W.C

Window to the rear and fitted with a w.c

### Store

Useful secure storage area.

### Utility

5' 9" x 8' 10" (1.75m x 2.68m)

Offering window to the side elevation and having plumbing and space for a washer and dryer.

### First Floor Landing

uPVC double glazed window to the side elevation.

### Bathroom

5' 4" x 6' 9" (1.63m x 2.05m)

uPVC double glazed window to the rear. Fitted with a panelled bath with screen and electric shower over, close coupled w.c and pedestal wash hand basin. Central heating radiator. Storage cupboard. Ideal gas boiler.

**Bedroom One**

11' 3" x 14' 10" (3.44m x 4.52m) max

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard. Coving and rose to the ceiling.

**Bedroom Two**

8' 6" x 14' 11" (2.60m x 4.54m) max

uPVC double glazed window to the rear elevation. Coving and rose to the ceiling. Storage cupboard. Central heating radiator.

**Bedroom Three**

8' 0" x 8' 6" to cupboard (2.43m x 2.59m)

uPVC double glazed window to the front elevation. Storage cupboard and fitted wardrobe. Loft access. Central heating radiator.

**Outside**

The property has the added bonus off parking to the front for three cars with two seperate dropped kerbs. The rear garden enjoys a sunny aspect and is ideal for those whom like to entertain from home. With decked patio, lawn and three gardens sheds to the far end of the garden. (the green shed is not to be included in the sale)

**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.

**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](http://www.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](http://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.

**Mortgage and Financial Advice**

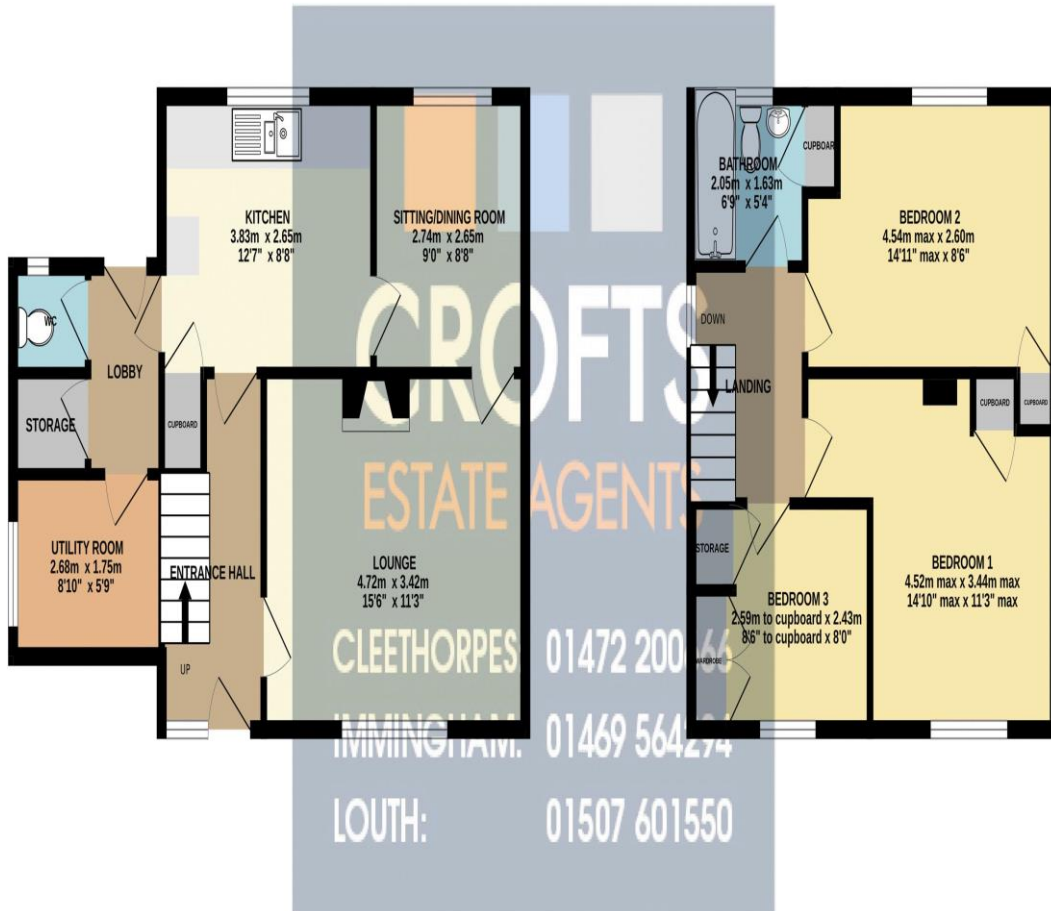
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT



GROUND FLOOR  
49.3 sq.m. (530 sq.ft.) approx.

1ST FLOOR  
39.7 sq.m. (427 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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