



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

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



St. Marys Park Louth LN11 0EF

£475,000

Located within the select and quiet development of St Mary Park, in one of the most desirable areas and within walking distance of the historic and bustling town centre and its well regarded Grammar School. This Freehold detached house with its striking elevations, offers spacious and well appointed interiors which enjoy an abundance of light and a great southerly aspect. Internally it offers entrance porch and welcoming hallway with cloakroom/shower room off, two reception rooms, conservatory, fitted breakfast kitchen and large utility room off. Off the first floor landing are four double bedrooms, the master having en-suite and a separate large family bathroom. Ample parking and a double garage. Delightful gardens wrap around the property, the rear is private. No chain.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Porch

Having tiled floor, light and uPVC half glazed door with side panels opening to:

Entrance Hall

A wide and welcoming entrance hall with return balustrade staircase to the first floor. Coving to ceiling. Useful understairs storage cupboard. Decorative radiator cover with radiator.

Cloakroom/Shower Room

The ground floor cloak room has a three piece suite with low flush wc, wall mounted wash basin and a useful shower cubicle with electric shower. Complimentary bathroom fittings. Part tiled walls. Coving to ceiling. Radiator. UPVC double glazed window.

Lounge

20' 8" x 12' 6" (6.3m x 3.8m)

The formal reception room having a large UPVC double glazed bow window and further side window providing an abundance of light. Two radiators. Coving to ceiling. Wall mounted contemporary electric fire. Open arch to:

Dining Room

11' 10" x 11' 2" (3.6m x 3.4m)

Overlooking the garden with UPVC double glazed French doors and glazed side panels, giving access into a decked sun terrace. Coving to ceiling. Useful storage cupboard. Radiator.

Breakfast Kitchen

11' 10" x 10' 2" (3.6m x 3.1m)

Fully fitted with a comprehensive range of fitted cream wall and base units incorporating a breakfast area, ladder units, drawer units and pelmet lighting. Contrasting work surfaces and upstands, incorporating a one and half bowl sink unit with mixer tap. Double chimney extractor with a range cooker under. Built in appliances include a dishwasher and fridge. Decorative radiator cover and radiator.

Utility Room

8' 10" x 7' 7" (2.7m x 2.3m)

A great sized utility again fitted with a range of wood effect units with oak effect worktops incorporating a one and half bowl sink unit with drainer and mixer tap. Splashback tiling. Plumbing for washer and separate drier. Wall mounted boiler.

Conservatory

15' 9" x 10' 10" (4.8m x 3.3m)

An addition to the property, providing a lovely garden room with a door leading out to the garden. Light and power.

Double Garage

Having roller shutter automatic door and also personnel access door to the house. A good sized garage with roof storage and ample room for a workshop area, freezers etc.

First Floor Landing

Coving to ceiling. Loft access point. Airing cupboard. UPVC double glazed window to the side elevation.

Bedroom 1

21' 8" x 11' 6" (6.6m x 3.5m)

A fantastic master bedroom enjoying a sunny aspect and views over the gardens. The bedroom has been fitted with a comprehensive range of bedroom wardrobes, shelving and storage with matching bedside cabinets and drawers. Coving to ceiling. Radiator. UPVC double glazed windows to the rear of elevation.

En-suite

A white suite with corner shower, wc and pedestal wash basin with mixer tap. Half tiling to walls. Complimentary bathroom accessories including a wall mounted vanity cabinet. Radiator. UPVC double glazed window to the rear elevation. Coving to ceiling.

Bedroom 2

14' 1" x 13' 5" (4.3m x 4.1m)

A great sized double with twin UPVC double glazed windows to the front elevation, coving to ceiling and radiator. Fitted range of wardrobes with one wall with matching tall bedside drawer units.

Bedroom 3

10' 2" x 9' 2" (3.1m x 2.8m)

A double having UPVC double glazed window to the front, vanity area with wash basin and built in wardrobe with matching bedside and drawer units. Coving to ceiling. Radiator.

Bedroom 4

10' 6" x 7' 7" (3.2m x 2.3m)

A good sized fourth bedroom. Currently used as study with UPVC double glazed window to the front elevation, fitted shelving to one wall and radiator.

Family Bathroom

Fitted with a white suite comprising a panelled bath with mixer tap and shower over, pedestal wash basin and low flush wc. Half tiled. Complimentary bathroom accessories and storage cupboards. Coving to ceiling. Radiator. UPVC double glazed window to the rear elevation.

Gardens

The property stands on a good sized plot. The front garden is laid to lawn with mature planting and borders. The tarmac driveway provides ample off street parking and leads to the double garage. The right hand side garden is laid to lawn, to one side and leads to the private and well established rear garden which enjoys a southerly aspect having a raised sun decked terrace, paved and blocked paved pathways, seating areas, as well as mature planting. The left hand side of the property is greenhouse and garden shed.

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



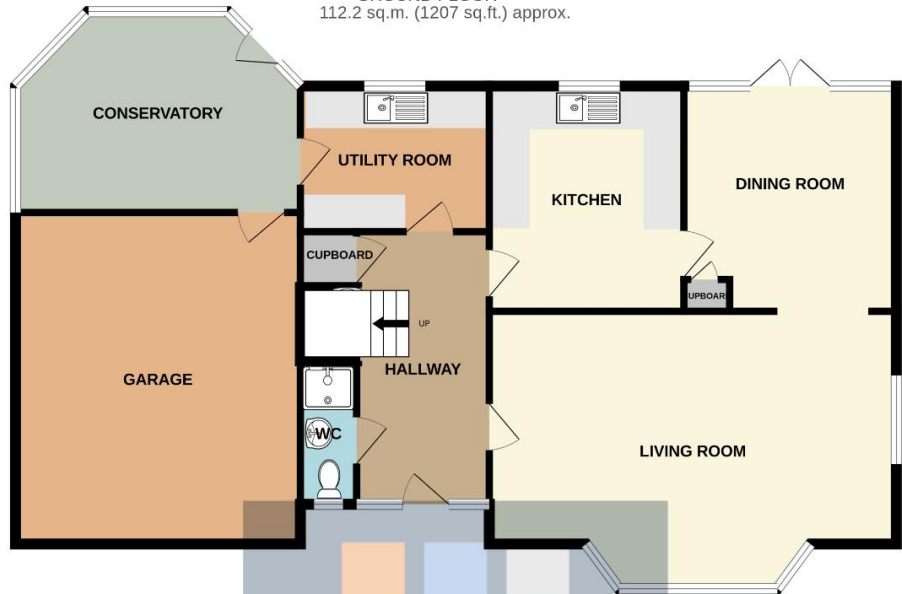




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
112.2 sq.m. (1207 sq.ft.) approx.



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CLEETHORPES: 01472 200666

IMMINGHAM 1ST FLOOR: 01469 564294
70.4 sq.m. (758 sq.ft.) approx.

LOUTH: 01507 601550



TOTAL FLOOR AREA: 182.6 sq.m. (1966 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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