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



St. Andrews Road

Mablethorpe
LN12 1JB

Offers in the Region Of £220,000

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Property Introduction

Crofts estate agents are delighted to be able to bring to the market this well proportioned two bedroom detached bungalow set within this popular residential location. Enjoying the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance porch, dining hallway, lounge / diner, kitchen, cloakroom and garden room. Also you find two bedrooms and a bathroom. Front and good sized rear gardens, with driveway to the front. No forward chain on the vendors side.

Entrance Porch

uPVC double glazed porch with entry door to the side elevation. Inner door through to the hallway.

Dining Hallway

Neutrally decorated and having beams to the ceiling. Central heating radiator.

Lounge/Diner

23' 5" x 11' 1" (7.13m x 3.39m)

A spacious dual-purpose reception room offering excellent versatility for both living and dining arrangements. Enjoying an abundance of natural light from windows to the side aspect and glazed doors opening into the garden room, the accommodation features an attractive fireplace serving as a focal point to the room. Generous in size, the lounge/diner provides ample space for a

range of furnishings, creating an ideal setting for everyday family life and entertaining alike.

Kitchen

10' 11" x 8' 6" (3.34m x 2.60m)

Fitted with a range of wall and base units incorporating contrasting work surfacing with tiled splashbacks. Benefiting from ample preparation space and storage, the kitchen also features a sink and drainer positioned beneath a rear aspect window overlooking the garden. There is space for a freestanding cooker and additional white goods, with the room further enhanced by built-in shelving and direct access through to the garden room, providing a practical and versatile layout ideal for everyday living. The kitchen offers excellent potential for modernisation and personalisation to suit individual tastes and requirements.

W/C

Set off from the kitchen and having w.c. Double glazed windows.

Garden Room/Rear Porch

6' 11" x 14' 3" (2.12m x 4.35m)

uPVC double glazed with entry door to the rear. Central heating radiator.

Bedroom One

11' 1" x 11' 0" (3.37m x 3.35m)

uPVC double glazed window. Central heating radiator.

Bedroom Two

12' 2" x 7' 3" (3.71m x 2.21m)

Double glazed window. Central heating radiator.

Bathroom

7' 5" x 6' 2" (2.27m x 1.89m)

The family bathroom is finished with practical white wall tiles and offers a bright, functional space with a useful window providing natural light. The room features a full-size white panelled bath with mixer taps, a pedestal wash hand basin and a standard close-coupled WC. Central heating radiator. Double glazed window.

Outside

Offering gardens to the front and rear elevations, along with driveway to the front. The generous rear garden, offers excellent potential for families or keen gardeners. The garden features a spacious paved patio area ideal for outdoor dining and entertaining, leading onto a central pathway of concrete slabs that meanders through the plot. Mature borders and raised beds. Timber garden shed. This is a substantial outdoor space with huge scope to create a beautiful family garden, vegetable plot, or relaxing retreat. Benefiting from a sunny aspect.

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 website www.voa.gov.uk/cti

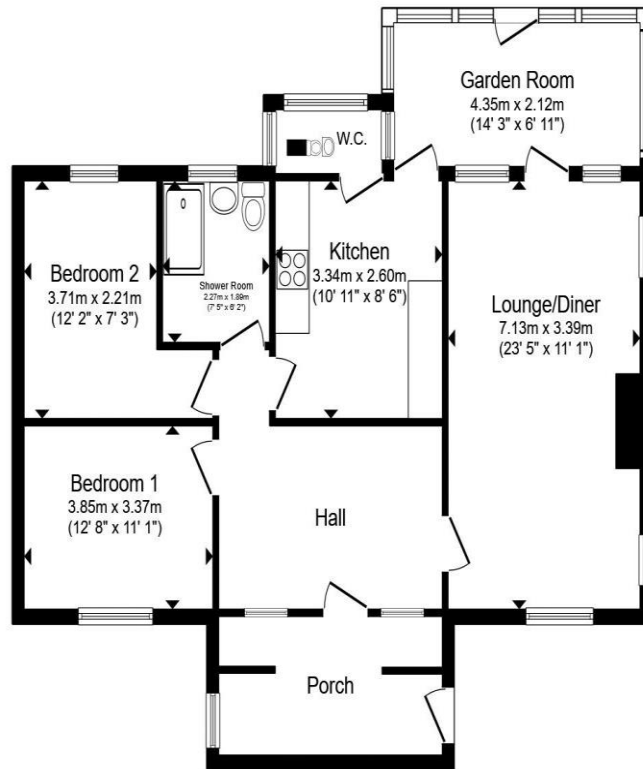
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk 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 77.1 m² (830 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

