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Alvingham Avenue

Cleethorpes
DN35 0TG

Offers in the Region Of £182,000

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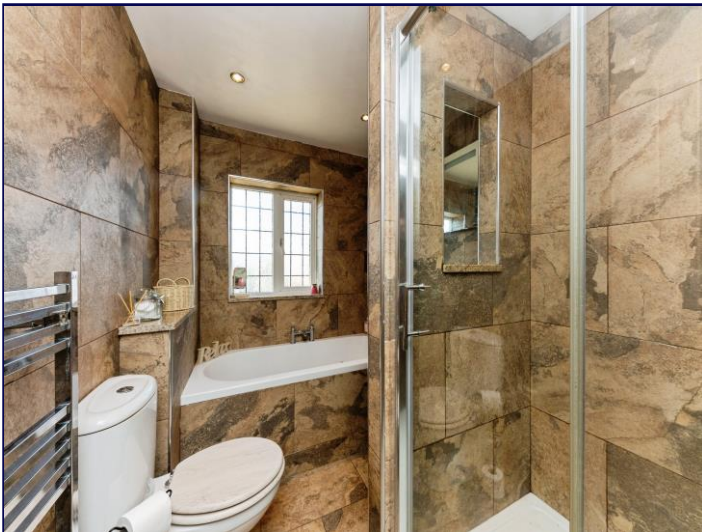
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Property Introduction

Situated on the ever-popular Alvingham Road in the sought-after seaside town of Cleethorpes, this beautifully presented semi-detached home offers modern living throughout and is ideal for first-time buyers, downsizers or young families alike. Occupying a larger than average plot, the property benefits from generous outdoor space together with ample off-road parking to the front. Internally, the accommodation is tastefully decorated and ready to move straight into. The ground floor briefly comprises a welcoming lounge, a modern fitted kitchen with ample storage and workspace, and a delightful conservatory overlooking the rear garden, creating an additional reception space perfect for relaxing or entertaining guests. To the first floor is a spacious double bedroom, a smaller single bedroom ideal as a nursery, dressing room or home office, together with a stylish family bathroom finished to a contemporary standard. One of the standout features of this superb home is the fantastic rear garden. Designed with low maintenance in mind, the garden provides an excellent outdoor entertaining space and enjoys a high degree of privacy. There is also a timber summer house together with a secure outbuilding fitted with electrics, offering fantastic versatility and ideal for a home office, gym, workshop or hobby room. Early viewing is highly recommended to fully appreciate the quality of accommodation and impressive plot size this wonderful home has to offer.

Kitchen

11' 8" x 11' 5" (3.55m x 3.48m)

Entering into the kitchen reveals a window to the front elevation and a range of modern fitted units with plenty of counter space and a handy breakfast bar. There is also a sink and drainer, dish washer, electric oven and gas hob with an extractor over.

Lounge

14' 1" x 11' 8" (4.29m x 3.55m)

The lounge has sliding patio doors to the conservatory, a radiator and a carpeted floor.

Conservatory

The conservatory has tri aspect windows, a door to the side and laminate flooring.

First Floor Landing

With a carpeted floor.

Bedroom One

11' 1" x 11' 1" (3.38m x 3.38m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

11' 3" x 5' 2" (3.42m x 1.58m)

Bedroom two has window to the front elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the front elevation, fully tiled walls and flooring and also a heated towel rail. There is also a superb four piece suite with a WC, basin, bath and shower enclosure.

Outside

With a low maintenance frontage providing off road parking. Gates then open to reveal further parking and the rear garden which is a great size, much larger than most in the area and ideal for entertaining. Enclosing by perimeter fencing with a decked area ideal for alfresco dining, there is also a summer house with electrics and an outbuilding at the bottom of the garden which could be used in many ways.

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

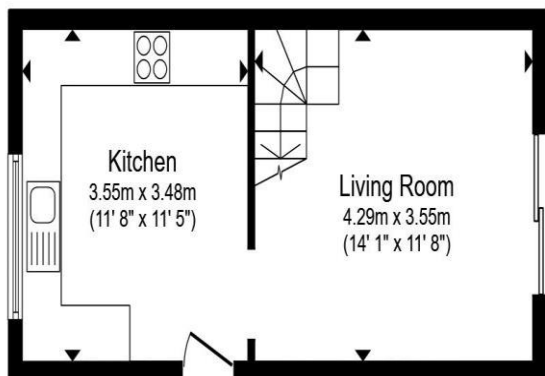
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We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

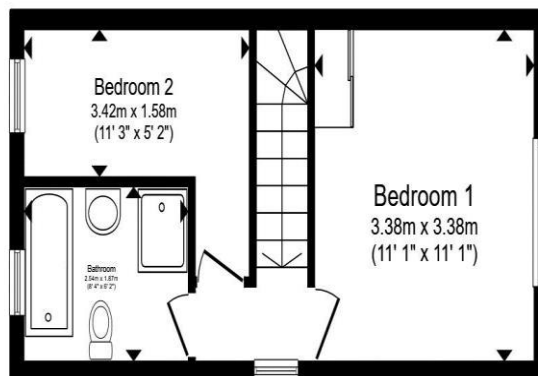
Property Management

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



First Floor

Total floor area 55.9 m² (601 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		