



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Suggitts Lane

Cleethorpes
DN35 7JJ

Offers in the Region Of £105,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no forward chain on the vendors side, Crofts are pleased to present this three bedroom mid terrace property. Creating an ideal purchase opportunity for the first time or investor buyer, viewing is advised. The property benefits from central heating and uPVC double glazing and briefly comprises entrance hallway, two reception rooms and a breakfast kitchen to the ground floor. To the first floor there is the landing, three bedrooms and a bathroom. Front garden creating the opportunity to create off road parking as many neighbouring properties have. Good sized rear garden with patio, lawn and mature shrubs and plants.

Entrance Hallway

uPVC double glazed Georgian styled entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Laminate flooring. Staircase to the first floor along with understairs storage.

Lounge/Diner

13' 5" into bay x 11' 2" (4.102m x 3.415m)
uPVC double glazed bay window to the front elevation. Coving to the ceiling. Decorative fire surround. Central heating radiator. Laminate flooring.

Sitting/Dining Room

15' 0" x 10' 1" (4.568m x 3.062m)
uPVC double glazed patio doors to the rear. Central heating radiator. Coving to the ceiling.

Kitchen

18' 1" x 6' 8" min (5.504m x 2.020m)
Offering uPVC double glazed window to the rear and a side entry door. Fitted wall a range of wall and base units along with contrasting work surfacing and breakfast bar area. Splashback tiling. Gas cooker point. Plumbing for a washing machine. Wall mounted gas boiler.

First Floor Landing

Neutrally decorated and offering access to the bedrooms and bathroom.

Bedroom One

12' 5" x 11' 1" (3.795m x 3.378m)
uPVC double glazed window to the rear elevation. Central heating radiator. Built in storage cupboard.

Bedroom Two

11' 6" x 9' 6" (3.513m x 2.899m)
uPVC double glazed window to the front elevation. Central heating radiator. Picture rail to the walls.

Bedroom Three

8' 4" x 7' 2" (2.548m x 2.172m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

6' 7" x 5' 8" (2.018m x 1.721m)

uPVC double glazed window. Equipped with a pedestal wash hand basin, w.c and panelled bath with shower fitment. Central heating radiator.

Outside

The property offers gardens to the front and rear elevations. The front garden subject to permissions provides the opportunity to create off road parking as many neighbouring properties have done. To the rear there is a good sized garden with patio, lawn, trees and shrubs.

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

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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

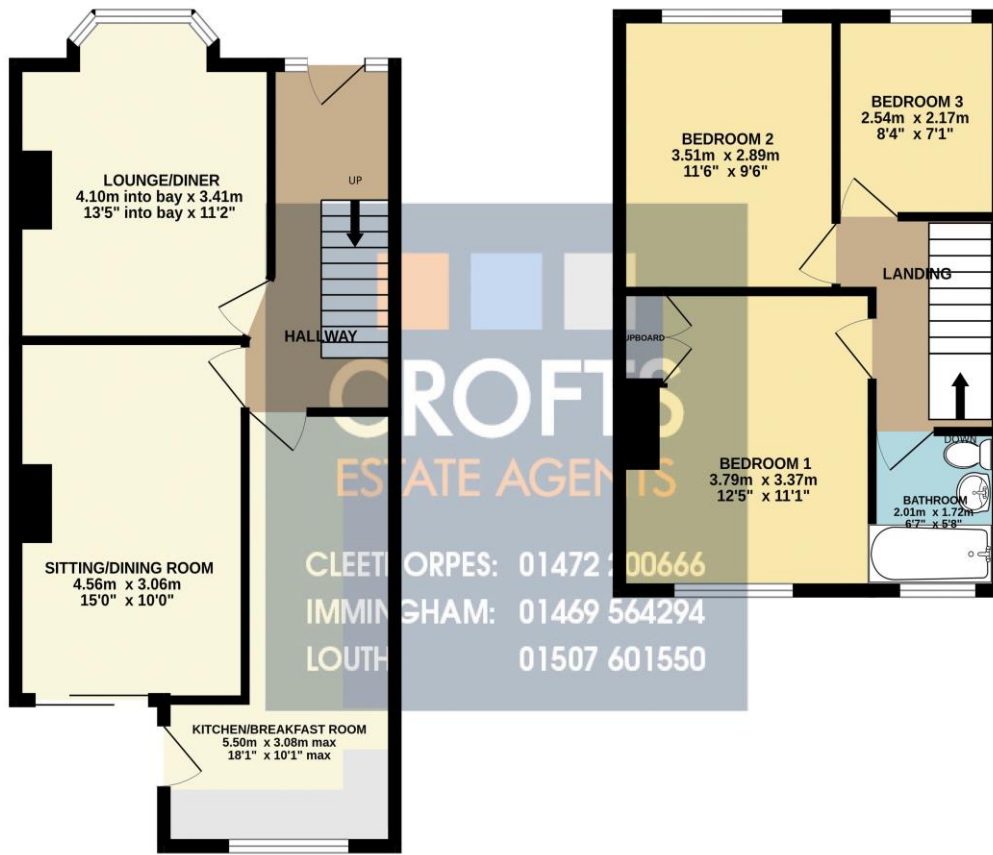
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN



GROUND FLOOR
46.7 sq.m. (502 sq.ft.) approx.

1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 83.0 sq.m. (893 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.
Made with Metropix 12/2016

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.