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



The Laurels Townside
East Halton
DN40 3PS

Offers in the Region Of £465,000

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

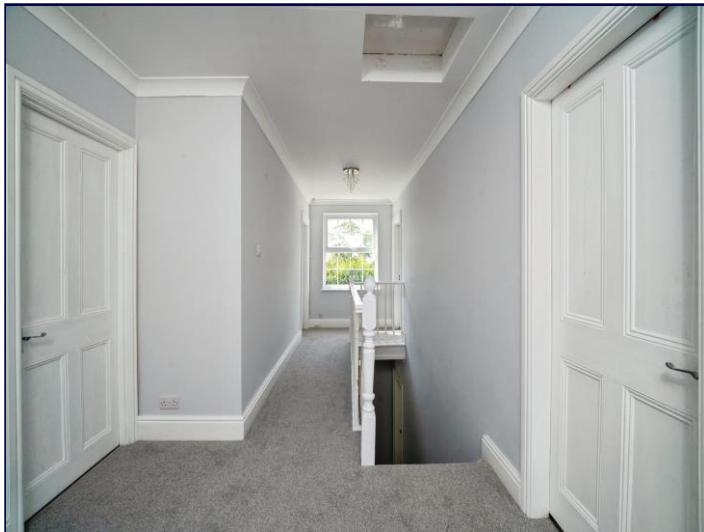
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Property Description

A spacious and versatile four bedroom detached home, ideally suited to modern family living and occupying a generous plot in the popular village of East Halton. Offering well proportioned and flexible accommodation throughout, this attractive property provides ample space for a growing family, with the potential to adapt the living areas to suit a variety of needs and lifestyles. Internally, the four bedrooms provide excellent versatility, with the accommodation offering the opportunity for bedrooms, home working or additional family and hobby space as required. Externally, the property benefits from a large plot, providing excellent outdoor space for families to enjoy, along with ample off-road parking and a garage. The generous frontage and parking provision make this an ideal home for those requiring space for multiple vehicles, while the substantial plot offers plenty of scope for outdoor entertaining, play areas or simply enjoying the surrounding space. Located in East Halton, this is a fantastic opportunity to acquire a substantial detached family home combining generous accommodation, excellent parking and a particularly good sized plot. Viewings are essential in order to truly believe all that this property has to offer!

Lounge

12' 2" x 14' 5" (3.71m x 4.39m)

A cosy reception room, complete with an attractive log burner. The space is finished in a neutral colour scheme with soft carpet underfoot, while a front-facing window allows an abundance of natural light to brighten the room and enhance its inviting atmosphere.

Dining Room

13' 1" x 19' 4" (3.98m x 5.89m)

Boasting traditional high ceilings, neutral decor, radiator and windows to the side and rear elevation.

Sitting room

12' 2" x 14' 5" (3.71m x 4.39m)

A cosy reception room, complete with an attractive log burner. The space is finished in a neutral colour scheme with soft carpet underfoot, while a front-facing window allows an abundance of natural light to brighten the room and enhance its inviting atmosphere.

Garden Room

12' 6" x 14' 9" (3.81m x 4.49m)

A bright and inviting sitting room featuring neutral décor, stylish laminate flooring and uPVC sliding doors providing lovely views and direct outlook over the large rear garden.

Study

10' 2" x 14' 5" (3.10m x 4.39m)

Featuring attractive parquet flooring, neutral décor and a radiator, with a sliding door providing direct access to the delightful rear garden.

Kitchen

10' 10" x 24' 7" (3.30m x 7.49m)

Well appointed kitchen featuring a range of fitted base and wall mounted units, ample worktop space, sink with drainer and a traditional Aga providing a charming focal point.

Utility room

6' 11" x 7' 7" (2.11m x 2.31m)

Bedroom 1

12' 10" x 14' 5" (3.91m x 4.39m)

The master bedroom combines traditional charm with modern comfort, featuring high ceilings, neutral décor, a radiator, en-suite facilities and windows overlooking the front elevation.

En-suite**Bedroom 2**

12' 6" x 14' 5" (3.81m x 4.39m)

Bedroom two boasts carpeted flooring, radiator, en-suite and window to the front elevation.

En-suite**Bedroom 3**

10' 2" x 12' 2" (3.10m x 3.71m)

Bedroom three briefly comprises of carpeted flooring, radiator and window to the rear elevation.

Bedroom 4

10' 2" x 14' 5" (3.10m x 4.39m)

Bedroom four, which is far from a box room comprises of carpeted flooring radiator and window.

Bathroom

A well appointed four piece bathroom suite comprising a bath, separate shower cubicle, wash hand basin and WC, complemented by neutral décor and contemporary finishes.

Externally

Externally, the property benefits from a large plot, providing excellent outdoor space for families to enjoy, along with ample off-road parking and a garage. The generous frontage and parking provision make this an ideal home for those requiring space for multiple vehicles, while the substantial plot offers plenty of scope for outdoor entertaining, play areas or simply enjoying the surrounding space.



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 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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice



on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

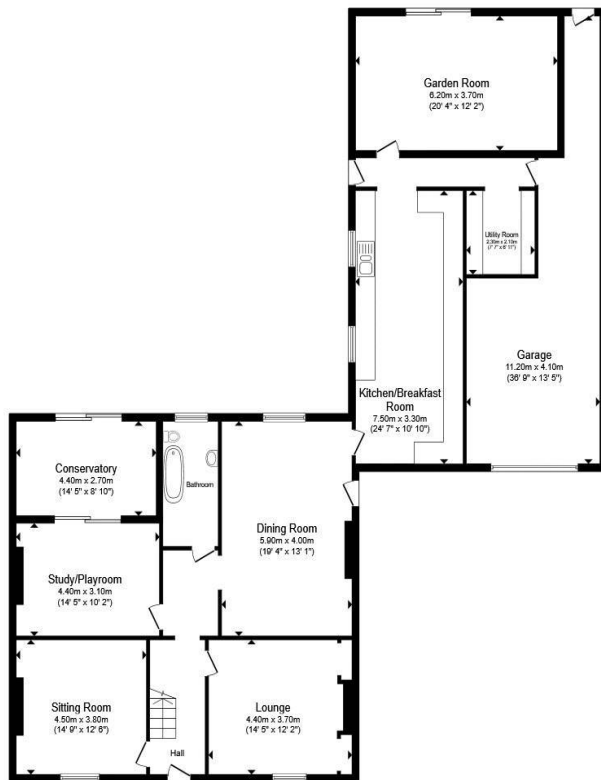
Property Management

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.

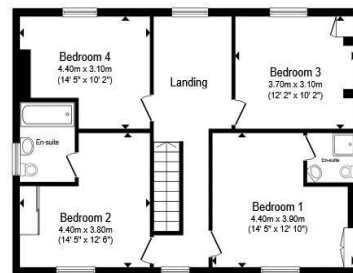


Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor

Total floor area 263.3 m² (2,834 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		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		