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



34 Fillingham Crescent
Cleethorpes
DN35 0JE

Offers in the Region Of £325,000

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Property Description

Crofts are delighted to bring to the market this spacious four-bedroom detached family home, set within one of the area's most sought-after residential locations. The property enjoys an excellent position close to a wide range of local amenities, highly regarded schools, the country park, good transport links and with the beach just a short distance away. Offered for sale with no forward chain, this home is ready for a new family to make their own. Stepping inside, the entrance porch leads into a welcoming hallway which opens onto a bright lounge, a separate sitting room and a generous dining kitchen. A utility room, cloakroom, lobby and a lovely sunroom complete the ground floor. Upstairs, a spacious landing leads to four well-proportioned bedrooms along with the family bathroom. Outside, the property is set on a fantastic plot providing plenty of off-road parking, with space for multiple vehicles and even a caravan or motorhome if required, plus a detached garage. The rear garden is private and peaceful, adjoining Buck Beck to the rear. With gas central heating and uPVC double glazing throughout, this is a wonderful opportunity to secure a family home in a great location. Early viewing is highly recommended.

Entrance Porch

uPVC double glazed windows to the front and side elevations, along with composite entry door. Laminate flooring.

Hallway

22' 1" x 6' 6" (6.736m x 1.982m)

The hallway has been opened into the lounge, but this could easily be separated again with the introduction of a stud wall being placed. Neutrally decorated and having staircase leading to the first floor with storage cupboard beneath. Central heating radiator. uPVC double glazed window to the front elevation.

Lounge

14' 6" x 11' 0" (4.424m x 3.351m)

Neutrally decorated, the lounge is open plan to the hallway, but it would be quite easy with the introduction of a stud wall to separate the two again for those wishing to do so. uPVC double glazed window to the front elevation. Living flame gas fire with surround. Coving to the ceiling.

Sitting Room

18' 0" x 11' 0" (5.490m x 3.350m)

A second reception room creates this pleasant sitting room which offers two central heating radiators. Windows to the front and rear elevations. Coving to the ceiling.

Kitchen/Dining Room

17' 10" x 18' 7" (5.447m x 5.657m) maximum points

A well proportioned kitchen dining living space, with the kitchen offering as good complement of fitted wall and base units with contrasting work surfacing and breakfast bar. Eye level double oven and four ring gas hob with chimney extractor over. Under lighting to the wall units. Inset one and a half sink and drainer. Down lighting to the ceiling. uPVC double glazed window to the rear elevation. The dining living area has a uPVC double glazed window to the front elevation. Central heating radiator.

Utility

7' 7" x 6' 7" (2.302m x 2.005m)

uPVC double glazed window and entry door to the rear elevation. Plumbing for a washing machine. Belfast sink. Central heating radiator.

Lobby

3' 6" x 6' 6" (1.065m x 1.975m)

Doors leading to the cloakroom and the sun room.

Cloakroom

6' 5" x 6' 7" (1.958m x 1.995m)

Fitted with a vanity wash hand basin and w.c. Window to the side elevation. Storage cupboard housing the gas boiler.

Sunroom

uPVC double glazed windows and an entry door leading out to the rear garden.

First Floor Landing

18' 0" x 6' 6" (5.493m x 1.979m)

Coving and loft access to the ceiling. Central heating radiator. uPVC double glazed window to the front.

Bedroom One

14' 9" into wardrobes x 11' 1" (4.484m x 3.374m)

The main bedroom has a uPVC double glazed window to the front elevation. Coving to the ceiling. Fitted wardrobes and drawer units.

Bedroom Two

13' 7" x 9' 8" min (4.137m x 2.935m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Attractive wooden floor boards. Central heating radiator.

Bedroom Three

10' 8" x 10' 11" (3.239m x 3.335m)

uPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator and wooden flooring.

Bedroom Four

7' 0" x 11' 0" (2.138m x 3.353m)

uPVC double glazed window to the rear elevation. Electric heater attached to the wall

Bathroom

10' 3" x 7' 10" (3.125m x 2.397m)

The bathroom is equipped with a pedestal wash hand basin, w.c., panelled bath and shower cubicle. Splashback tiling. Down lighting to the ceiling. Large airing cupboard. uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

Set on this lovely sized plot, which offers firstly a large front garden with an expanse of lawn and a long driveway creating ample off road parking for several vehicles including a turning area. Gated access to the side provides further secure parking and access to the garage. The drive creates more than enough space to accommodate a caravan, motor home or similar. The rear garden enjoys a great degree of privacy with the majority of the garden being stone bonded creating a pleasant but low maintenance area ideal for outdoor entertaining. Detached garage with light and power.

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.





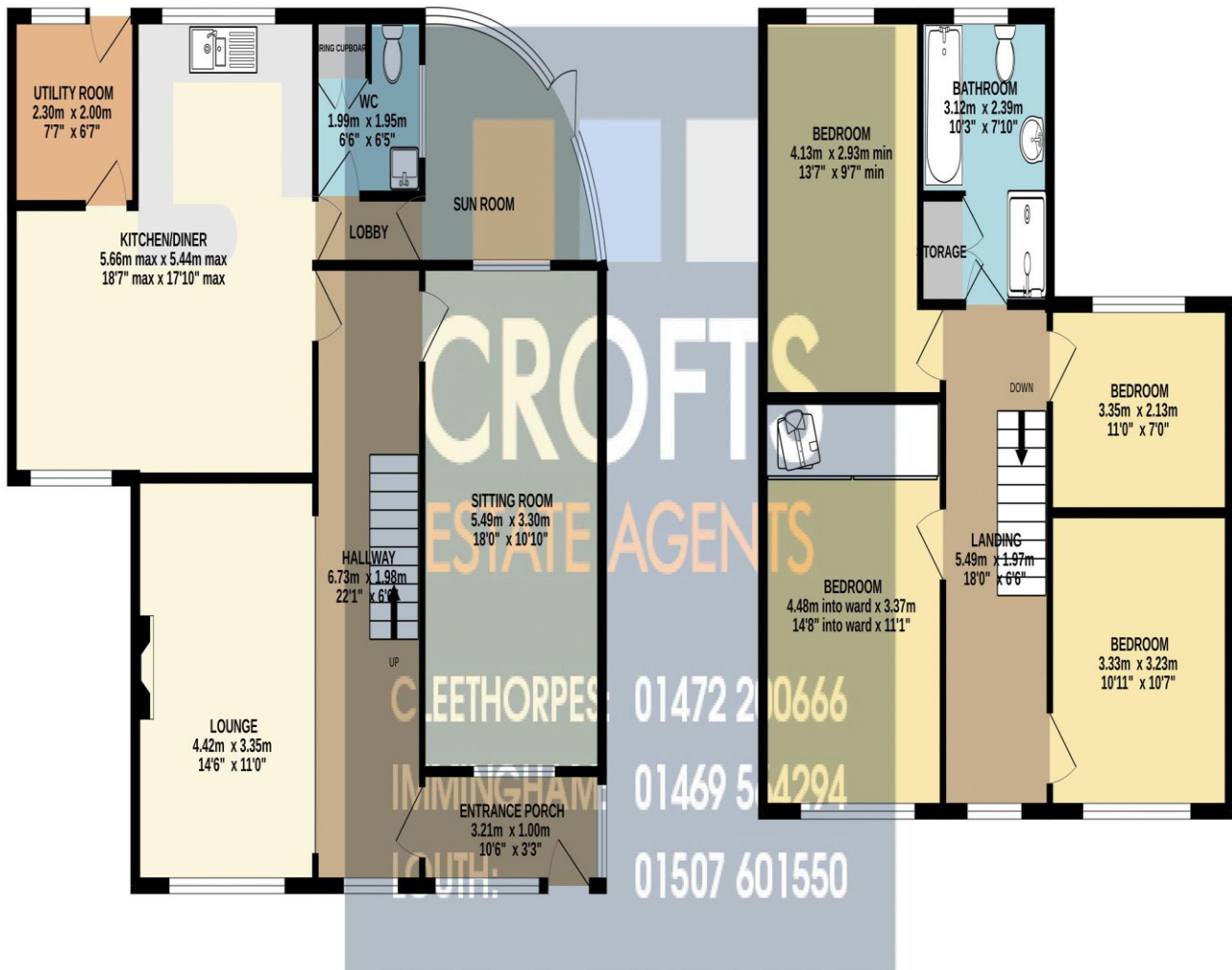
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
91.2 sq.m. (982 sq.ft.) approx.

1ST FLOOR
64.4 sq.m. (693 sq.ft.) approx.



TOTAL FLOOR AREA: 155.6 sq.m. (1675 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		