



Heythrop Road

Cleethorpes
DN35 0TY

Offers in the Region Of
£330,000

Crofts estate agents are pleased to be offering for sale this beautifully presented and well proportioned two bedroom detached bungalow found within this highly popular and sought after location. Set upon this good sized plot the rear garden is a real surprise and larger than normally found within this area and really does make this a property which must be viewed to be fully appreciated. Located near to a variety of local amenities and bus links this will appeal to a variety of buyers. Internal viewing will reveal a spacious entrance hall, lounge, dining room, conservatory, kitchen, utility room, two double bedrooms, an en-suite and bathroom. Externally there are gardens to the front and rear with off road parking and a garage. The property also benefits from uPVC double glazing and gas central heating.

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



Entrance Hall

Entering the property reveals a large space with coving to the ceiling, a radiator and laminate flooring. There is also access to the airing cupboard.

Lounge

15' 4" x 12' 0" (4.68m x 3.65m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place with an electric fire.

Kitchen

14' 8" x 12' 4" (4.46m x 3.76m)

The kitchen has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted units to base and eye level with a sink and drainer, an electric double oven and gas hob with an extractor over. Integral appliances also include a dish washer and fridge freezer.

Dining Room

10' 6" x 7' 8" (3.20m x 2.33m)

The dining room has French doors to the conservatory, coving to the ceiling, a radiator and laminate flooring.

Conservatory

12' 2" x 9' 11" (3.70m x 3.01m)

The conservatory has tri aspect windows, French doors to the side elevation, two radiators and a tiled floor.

Utility room

8' 5" x 5' 0" (2.56m x 1.53m)

The utility room has a door to the side elevation, window to the rear, laminate flooring and plumbing for a washing machine.

Bedroom One

10' 2" x 14' 0" (3.11m x 4.26m)

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

En-suite

5' 1" x 7' 9" (1.55m x 2.37m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a WC, basin and shower cubicle with a mains operated shower.

Bathroom

10' 0" x 5' 5" (3.04m x 1.66m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a WC, basin, bath and a shower cubicle with a mains operated shower.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

www.facebook.com/croftsestateagents



Garage

With an up and over door and electrics.

Outside

To the front there is a lawn and a driveway providing off road parking. There is access to the rear garden through a gate which reveals a good sized garden for the estate with a lawn, established shrubs and a patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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.

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.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
115.0 sq.m. (1237 sq.ft.) approx.



TOTAL FLOOR AREA : 115.0 sq.m. (1237 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 operation or efficiency can be given.
Made with Metropix ©2023

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 enquiries, 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.