



### Acacia Terrace

Cleethorpes  
DN35 8BA

£175,000

Crofts Estate Agents are delighted to bring to the market this beautiful two bedroom semi detached house with NO FORWARD CHAIN. Set at the end of an privately owned unadopted Cul-de-sac of only five properties right in the very heart if central Cleethorpes. Close to amenities and transport links, this property makes a superb buy for a variety of buyers that might include first and second time buyers, buy to let investors or Air bnb landlords. Built approximately ten years ago this property has been extended to the rear to create a superb modern kitchen living conservatory as well as the lounge, cloakroom and entrance to the ground floor with two double bedrooms and family bathroom with shower to the first floor. Outside, the property benefits from a privately enclosed low maintenance south facing rear garden with the front garden being smartly presented with off road parking on private block paved driveway for two cars. A must see property!

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#### **Entrance hall**

3' 9" x 4' 1" (1.15m x 1.24m)

The entrance has uPVC frosted door to the hall, wood laminate floor, radiator, alarm, neutral decor and ceiling light.

#### **Lounge**

13' 11" x 10' 0" (4.25m x 3.05m)

A good sized lounge has grey carpet and neutral decor, pop out uPVC bay window, pendant light, radiator and coving.

#### **Kitchen diner**

13' 3" x 13' 3" (4.03m x 4.03m)

A spacious area has a cream wall and base kitchen units with butchers block style work top over, integral appliances that include microwave, oven grill, gas hob with extractor over, white ceramic one and a half sink drainer over, light grey splash back tiling, frosted uPVC window, green decor to coving, six down lights, wood laminate flooring and radiator.

#### **Conservatory**

9' 11" x 9' 2" (3.01m x 2.79m)

The conservatory extension is open to the kitchen diner and has uPVC windows and door, wood laminate floor, radiator, pendant light and green decor.

#### **Cloakroom**

6' 4" x 3' 2" (1.94m x 0.96m)

With matching white WC and sink, ceiling light, radiator, wood laminate floor and green decor.

#### **Stairs and landing**

The stairs and landing have neutral decor and carpet, frosted uPVC window to the side, pendant light and loft access.

#### **Bedroom One**

11' 7" x 13' 3" (3.54m x 4.05m)

A large double to the front of the property has two triangular pop out bay windows to the front, neutral decor and carpet, radiator, pendant light and over stairs storage cupboard.

#### **Bedroom Two**

8' 9" x 13' 4" (2.66m x 4.07m)

A second smaller double bedroom has uPVC window to the rear, blue and white decor, neutral carpet, radiator and pendant light.

#### **Family Bathroom**

6' 9" x 6' 9" (2.05m x 2.05m)

The bathroom has matching white three piece white suite with shower over bath and glass shower screen. The room has cloudy cream splash back tiling and matching cloudy cream vinyl flooring. There is radiator, cream decor, three down lights, extractor and light tunnel from the roof.

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## Rear garden

The south facing rear garden has secure six foot plus timber fencing to the boundary, slab path from the side gate to the back of the garden where there is a timber garden shed. The garden is laid to astro turf lawn with slab patio to the back corner of the garden.

## Front garden and driveway

The front garden is smartly presented with astro turf either side of a block paved path which runs from the block paved driveway for two cars. Well stocked soil borders run to one side of the garden with tall fencing to the perimeter. The garden and driveway is made private further but the addition of a low iron fence and double gates to the driveway.

## 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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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

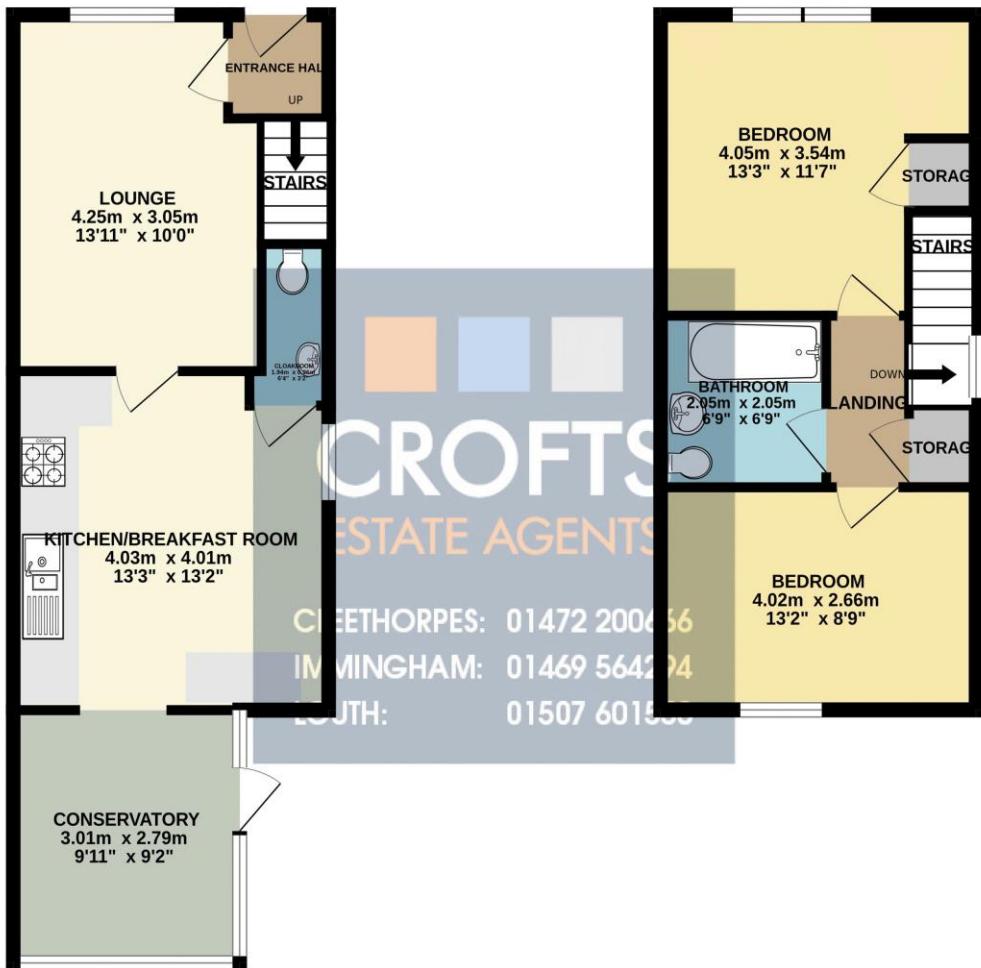
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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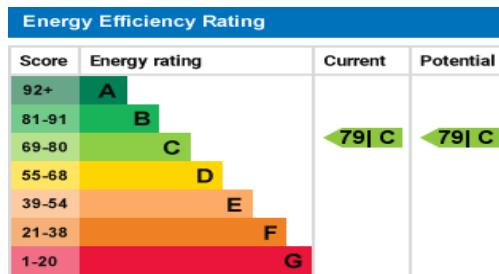
GROUND FLOOR  
40.6 sq.m. (437 sq.ft.) approx.

1ST FLOOR  
32.2 sq.m. (347 sq.ft.) approx.



TOTAL FLOOR AREA: 72.9 sq.m. (784 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 sizes, symbols and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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