

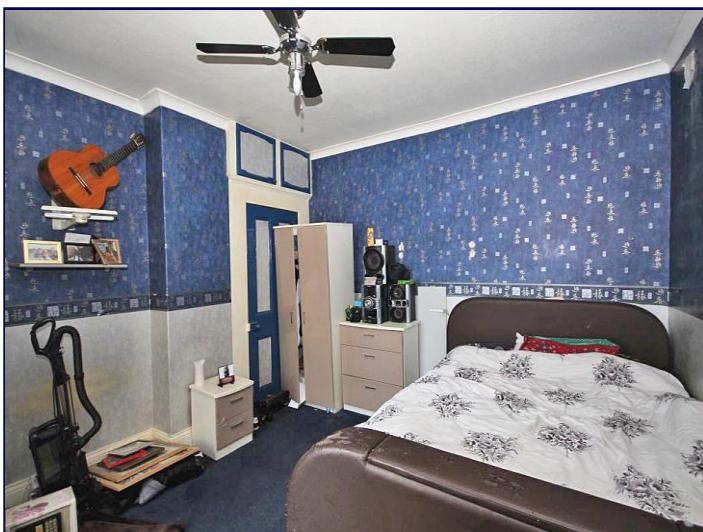


**64 Suggitts Lane**

Cleethorpes  
DN35 7JJ

**Offers in the Region of  
£140,000**

Crofts estate agents are delighted to offer for sale this spacious mid terrace property located near to Cleethorpes's town centre. Ideal for a family or a buy to let investor this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room, kitchen, cloakroom and a small conservatory ideal for storage. To the first floor there are three good sized bedrooms and the bathroom. Externally there are gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.



#### **Entrance Hall**

Entering through a door into the entrance hall reveals coving to the ceiling, a radiator and carpeted floor.

#### **Lounge**

12' 11" x 11' 9" (3.93m x 3.59m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place. There is also access to the under stairs cupboard.

#### **Dining Room**

12' 11" x 12' 4" (3.93m x 3.77m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and carpeted floor. There is also a feature fire place. There is also access to the under stairs cupboard.

#### **Kitchen**

12' 9" x 9' 11" (3.89m x 3.01m)

The kitchen has two windows to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a ceramic sink and drainer and plumbing for a dish washer.

#### **Lobby**

The lobby area has a tiled floor and plumbing for a washing machine.

#### **Cloakroom**

The cloakroom has an opaque window to the rear elevation, a tiled floor and a WC.

#### **Conservatory**

4' 0" x 9' 11" (1.21m x 3.01m)

Used as a garden room or store room there are dual aspect windows and a door to the side elevation.

#### **First Floor Landing**

The first floor landing has access to the loft, a built in cupboard and a carpeted floor.

#### **Bedroom One**

12' 11" x 17' 7" (3.93m x 5.37m)

Bedroom one has two windows to the front elevation, coving to the ceiling and a radiator.

#### **Bedroom Two**

12' 11" x 12' 6" (3.94m x 3.81m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and a built in cupboard.

#### **Bedroom Three**

10' 1" x 9' 11" (3.07m x 3.01m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

**Cleethorpes      01472 200666**  
**Immingham      01469 564294**  
**Louth      01507 601550**

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## **Bathroom**

5' 4" x 7' 1" (1.63m x 2.16m)

The bathroom has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC, basin and a bath with a glass screen and also a small built in cupboard.

## **Outside**

There are nice gardens to the front and rear.

## **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.

## **Viewing**

By appointment only, telephone 01472 200666

## **Council Tax Information**

Band A: 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 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

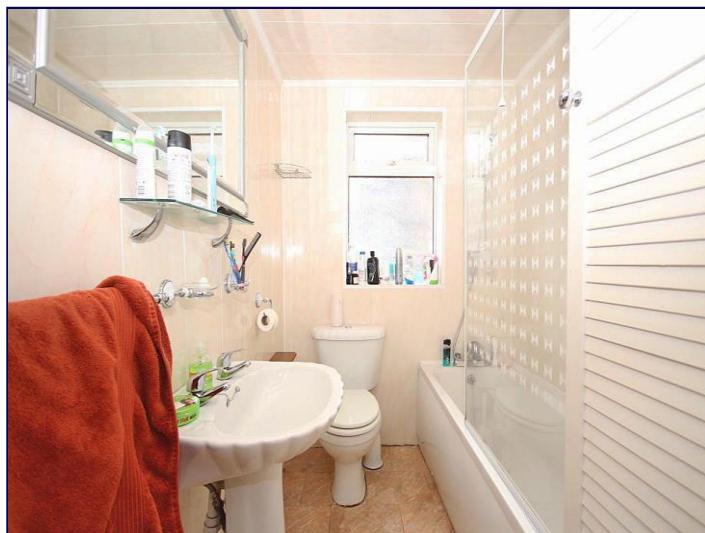
## **Property Management**

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**

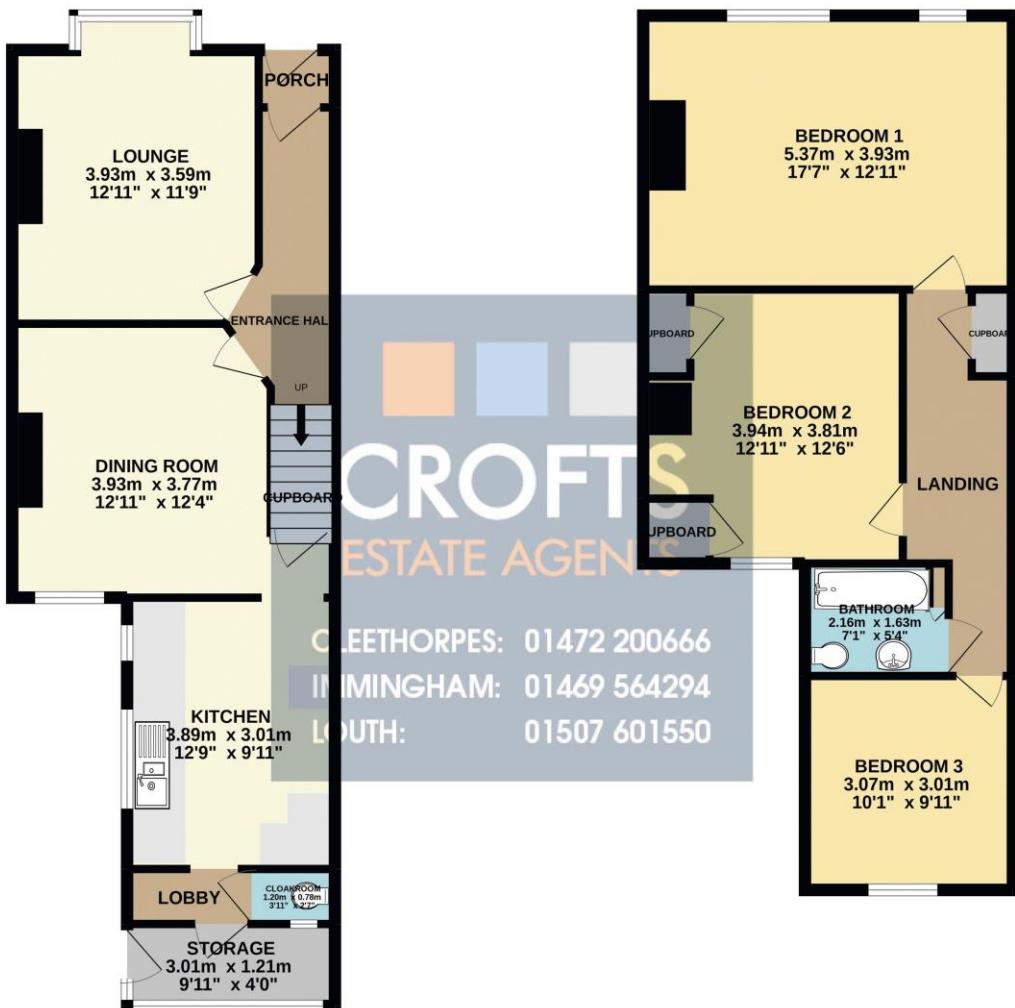
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
54.6 sq.m. (588 sq.ft.) approx.

1ST FLOOR  
55.4 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 110.0 sq.m. (1184 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 operating or efficiency can be given.  
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## BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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