



# CROFTS ESTATE AGENTS

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Lovett Street

Cleethorpes  
DN35 7ED

Offers in the Region Of £74,950

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### Property Introduction

Offered with No Forward Chain – Ideal Investment Opportunity We are pleased to bring to the market this two-bedroom mid-terrace house, offered for sale with no forward chain and representing an ideal investment or refurbishment opportunity. The property benefits from double glazing and gas central heating, and while it would benefit from some updating, it offers excellent potential throughout. The accommodation includes an entrance porch leading into a hallway, with an open-plan lounge and dining area to the front of the property. To the rear, there is a large kitchen, along with the added benefit of a ground floor WC. Upstairs, there are two generous double bedrooms. The former third bedroom has been converted into a spacious family bathroom, complete with a corner bath and separate corner shower. Outside, there are gardens to both the front and rear, with the rear garden enjoying a sunny south-westerly aspect — ideal for relaxing or entertaining. Early viewing is highly recommended to appreciate the space, potential and convenient location this home has to offer.

### Entrance porch

3' 0" x 2' 10" (0.92m x 0.87m)

uPVC frosted front door and inner door through to the hallway.

### Hallway

13' 11" x 2' 10" (4.25m x 0.87m)

Central heating radiator. Staircase to the first floor.

### Reception

12' 4" x 9' 11" (3.75m x 3.01m)

A versatile space which could be used as the sitting or dining area. Offering uPVC double glazed window to the rear elevation. Central heating radiator. Opening to the front reception room.

### Reception Room Two

11' 3" x 9' 5" (3.43m x 2.88m)

Again perfect for a lounge or dining area and offering uPVC double glazed bow window to the front elevation. Central heating radiator. Fireplace with living flame gas fire.

### Kitchen

19' 5" x 8' 1" (5.93m x 2.46m)

A lovely sized kitchen offering an excellent array of white wall and base units to both sides of the room with complimentary charcoal speckled work top over, sink drainer and white splash back tiling. The kitchen offers space for cooker, tall fridge freezer, washing machine and dish washer plus large breakfast bar. There are two uPVC windows and a uPVC frosted door to the side. Down lights, two way light, under stairs storage, black ceramic floor tiling and radiator.

### Cloakroom

2' 5" x 8' 1" (0.73m x 2.47m)

The cloakroom to the rear of the property has two uPVC windows and is fitted with a w.c.

## First Floor Landing

Loft access.

## Bedroom One

14' 5" x 11' 3" (4.39m x 3.42m)

A large double bedroom has uPVC window to the front and offering central heating radiator.

## Bedroom Two

12' 2" x 8' 11" (3.71m x 2.71m)

Another double bedroom which has uPVC window to the rear and a central heating radiator.

## Family Bathroom

10' 11" x 8' 1" (3.32m x 2.46m)

A large bathroom which has matching white corner bath, sink and WC with separate corner shower. The room has tile effect vinyl floor, cream splash back tiling, chrome towel radiator, uPVC frosted window, ceiling light, airing cupboard housing an Ideal gas combination heating and hot water boiler.

## Outside

The property enjoys gardens to the front and rear elevations, with the rear garden enjoying a southerly and westerly aspect .

## 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.

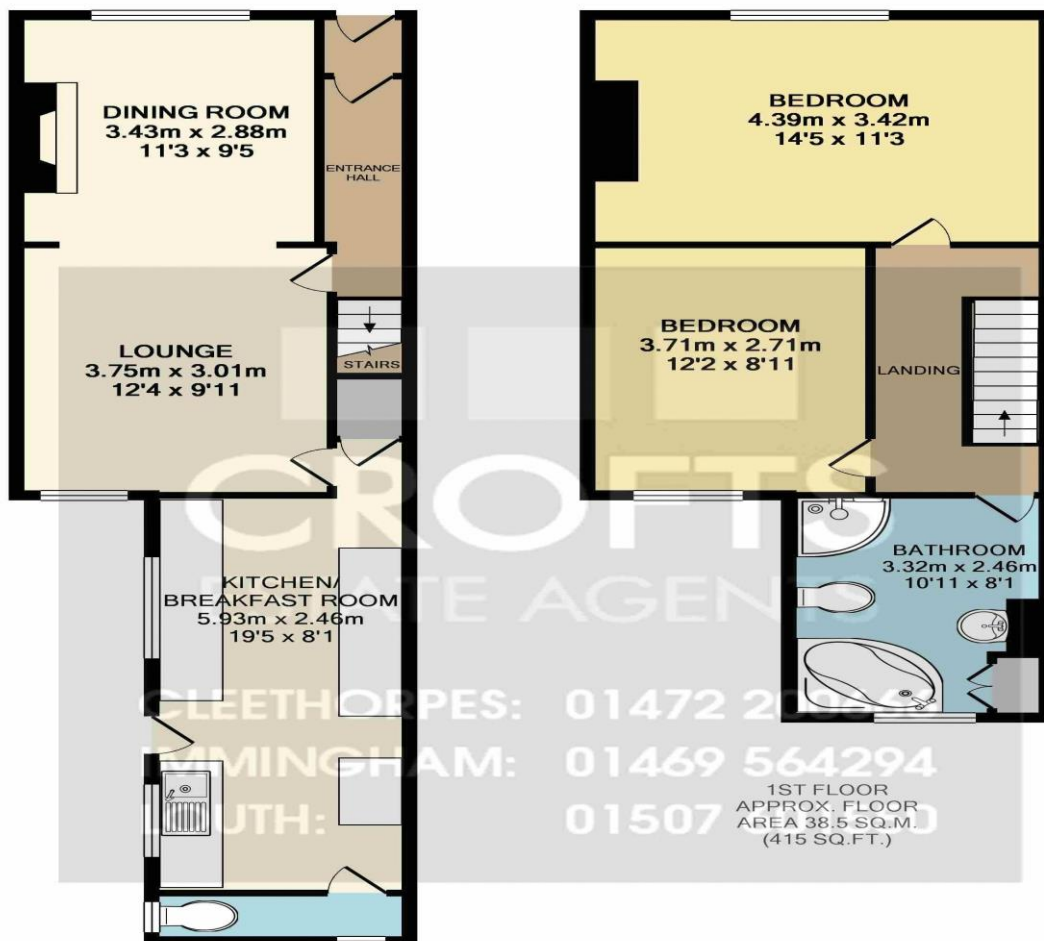
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

## Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

## Council Tax Information

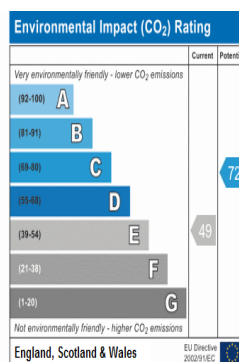
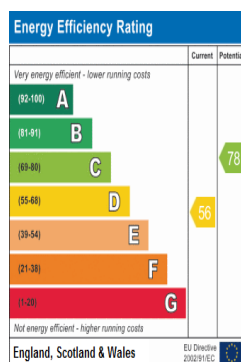




GROUND FLOOR  
APPROX. FLOOR AREA 43.3 SQ.M.  
(466 SQ.FT.)

TOTAL APPROX. FLOOR AREA 81.8 SQ.M. (881 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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