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



Carrington Drive

Humberston
DN36 4XQ

Offers in the Region Of
£235,000

Early viewing is highly advised on this well proportioned detached two/three bedroom detached bungalow located within this popular part of Humberston. Offered for sale with no forward chain on the vendors side the property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, kitchen, dining room or third bedroom, conservatory, bathroom and two further bedrooms. Front and rear gardens. Driveway and attached garage.

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Entrance Hallway

Neutrally decorated and having uPVC double glazed entrance door to the front elevation. Loft access to the ceiling. Gas central heating radiator. Airing cupboard.

Lounge

15' 3" x 12' 1" (4.642m x 3.684m)

A well proportioned living room with uPVC double glazed windows to the front and side elevations offering a dual aspect view. Offering dado rail to the walls and coving and rose to the ceiling. Living flame gas fire with surround. Gas central heating radiator.

Kitchen

12' 7" x 8' 6" (03.836m x 2.603m)

Offering a range of fitted wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point with brushed steel chimney extractor over. Plumbing for a washing machine and space for under counter fridge and freezer. uPVC double glazed window to the front elevation. uPVC double glazed entry door to the side aspect. Gas central heating radiator. Wall mounted gas boiler.

Bathroom

8' 1" x 5' 7" (2.475m x 1.697m)

Fitted with a panelled bath with shower fitment, pedestal wash hand basin and close coupled w.c. Tiling to the walls. uPVC double

glazed window to the side elevation. Gas central heating radiator. Electric bathroom socket.

Dining Room or Bedroom Three

10' 6" x 9' 4" (3.213m x 2.833m)

With coving to the ceiling and twin dado rail to the walls. Gas central heating radiator. Sliding double glazed patio door through to the conservatory.

Conservatory

11' 2" x 8' 10" (3.402m x 2.686m)

A well proportioned double glazed conservatory with French doors to the side elevation.

Bedroom One

12' 11" x 9' 7" (3.947m x 2.915m)

A good sized principle bedroom with uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Two

10' 11" x 6' 8" (3.329m x 2.097m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside

The property has established front and rear gardens, with the rear garden enjoying a reasonable degree of privacy and has lawn and patio areas. Driveway and attached garage.

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 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 01472 200666 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.

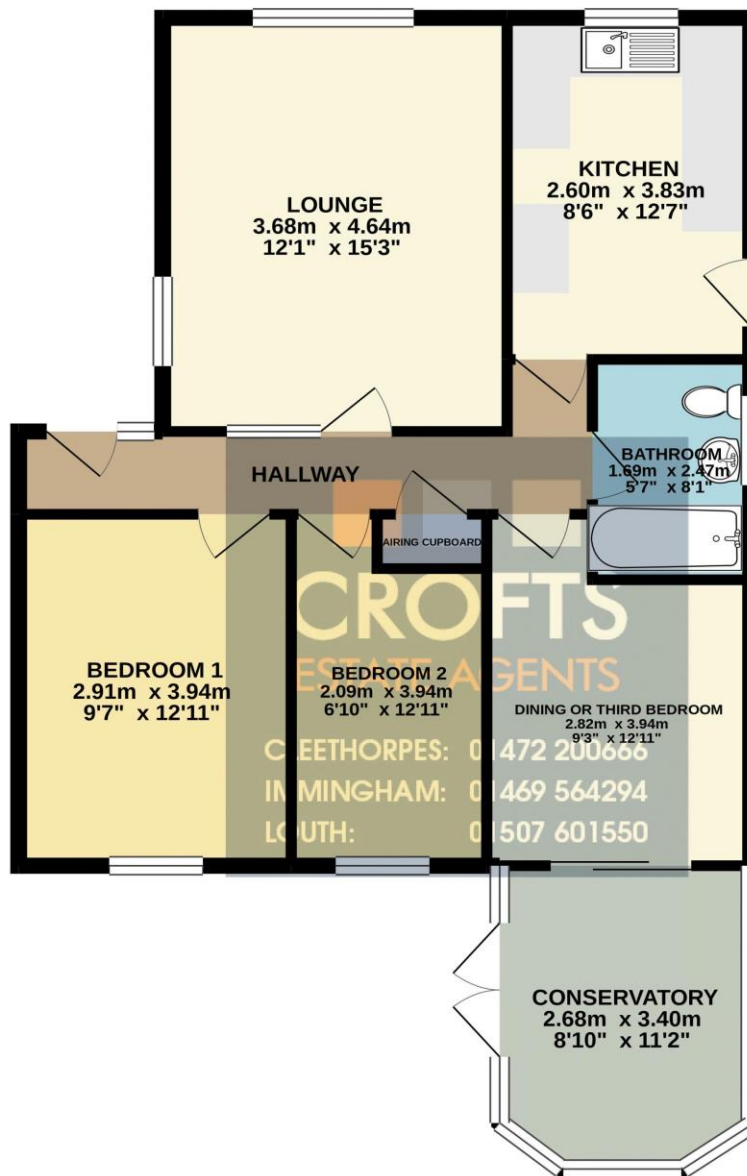
Mortgage and Financial Advice

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 HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA : 75.9 sq.m. (817 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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