



CROFTS ESTATE AGENTS

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



Carlton Close

**Cleethorpes
DN35 0NP**

£237,000

Crofts estate agents are pleased to be able to bring to the market this attractively presented and decorated three bedroom detached bungalow located in this sought after area just off Seaford Road in Cleethorpes. Ideally placed for easy access to the areas many local shops, amenities, bus services and the Cleethorpes Country Park, early viewing is advised. This beautiful home has been upgraded by the current owners with a recently installed modern kitchen, modern shower room, spacious lounge opening into the dining area, which in turn opens to the kitchen. Inner hallway and finally three bedrooms. The property benefits from gas-fired central heating and recently installed uPVC double glazing and composite front door. Established yet low maintenance gardens with the rear enjoying a reasonable degree of privacy, driveway and detached garage.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Offering composite entry door to the front elevation. Covling to the ceiling.

Utility

With covling and down lights to the ceiling this useful utility lobby has a uPVC double glazed window to the side elevation. Plumbing for a washing machine with work top over to stand a dryer. Central heating radiator.

Living Room

10' 10" min x 16' 1" (3.296m x 4.903m)

A lovely sized living space with large uPVC double glazed window to the front elevation and a further double glazed window to the side which extends into the dining area. Solid wood flooring. Two central heating radiators. Opening through to the kitchen diner.

Kitchen/Dining

8' 10" x 23' 1" (2.688m x 7.046m)

Superb fitted and modern kitchen offering an excellent array of fitted base and wall units with contrasting solid oak work surfacing and under lighting to the wall units as well as the kick boards. Inset to the work surfacing there is a sink and four ring induction hob with extractor over. Integrated Neff double eye level oven, dishwasher and space for an American styled fridge freezer. Splashback tiling. Down lighting to the ceiling. uPVC double glazed window and an

entry door to the side elevation. Ample space to accommodate a dining table and chairs.

Inner Hallway

Covling and loft access with fitted loft ladder to the ceiling. Storage cupboard.

Shower Room

5' 10" x 7' 10" (1.766m x 2.383m)

Lovely modern shower room equipped with a walk in shower, vanity wash hand basin and w.c.. Tiling to the wall and floor surfaces. Fitted extractor and down lighting to the ceiling. uPVC double glazed window to the side elevation.

Bedroom One

10' 0" x 11' 4" (3.038m x 3.445m)

Offering fitted wardrobes along one wall and a uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Two

10' 0" x 11' 5" (3.044m x 3.481m)

uPVC double glazed window and French door to the rear elevation. Central heating radiator.

Bedroom Three

5' 11" x 7' 11" (1.799m x 2.418m)

uPVC double glazed window to the side elevation. Central heating radiator.

Outside

The property benefits from gardens to the front and rear elevations. The front garden has a walled front perimeter with hedge and lawn. Driveway leading to side gates and onto a detached garage to the rear. The rear garden has a lawn, patio area and is completed with established plants and shrubs.

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.

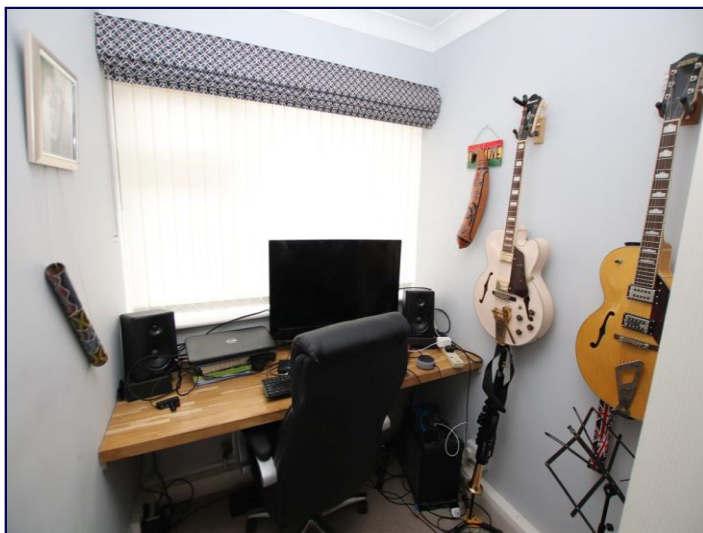
Property Management

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.

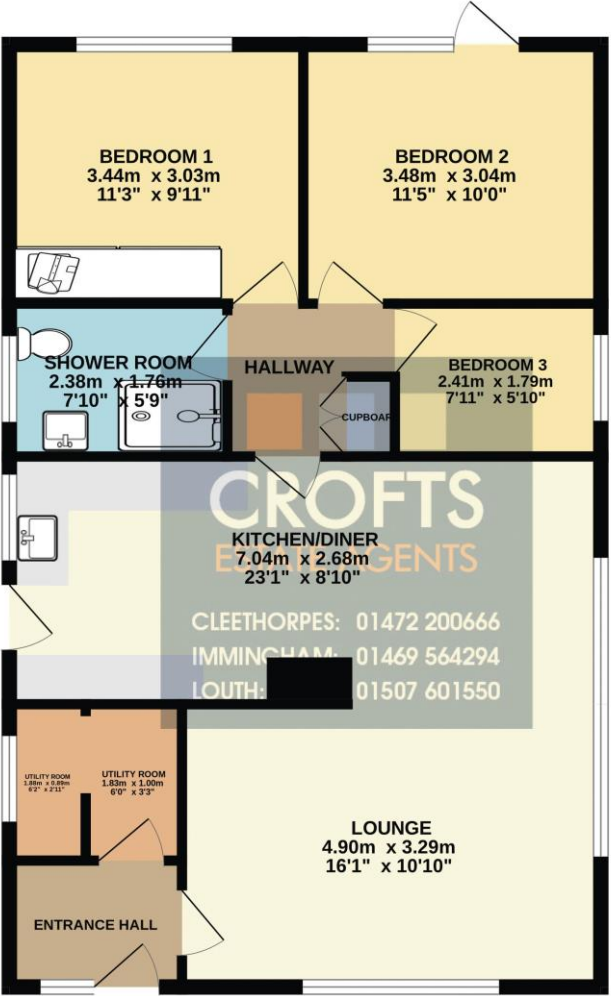
Mortgage and Financial Advice

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



GROUND FLOOR
75.7 sq.m. (815 sq.ft.) approx.



TOTAL FLOOR AREA: 75.7 sq.m. (815 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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