



Carr Lane

Cleethorpes
DN35 7SA

£135,000

Crofts Estate Agents are pleased to offer to the market with NO FORWARD CHAIN this well presented substantial three bedroom semi detached house. Situated on a good sized plot with large back garden, detached garage and off road parking to the front for two cars, this property gives more than meets the eye. It briefly consists of two large reception rooms, entrance hall, large galley style kitchen and cloakroom to the ground floor with three bedrooms and first floor bathroom with separate shower to the upstairs. Close to local schooling, conveniences, parks and on a busy bus route this property will suit many buyers or even an investor purchase.



Entrance Porch

2' 4" x 5' 6" (0.71m x 1.67m)

Milton tiled flooring, white decor and uPVC door to front with two uPVC windows.

Entrance hall

The entrance hall has wood glazed door and two side windows from the porch with neutral decor, cream carpet, coving, radiator and wall light.

Lounge

11' 10" x 11' 11" (3.60m x 3.63m)

The lounge opens up into a large uPVC curved bay window to the front and has grey decor with feature wall, coving, pendant light, radiator, grey carpet and feature gas fire place with a contemporary cream surround and black granite hearth.

Second reception room

15' 6" x 11' 1" (4.73m x 3.39m)

The second reception room also has a feature gas fire place which has polished stone surround and hearth with the room having grey carpet and decor, uPVC window to the rear, radiator and ceiling light.

Kitchen

16' 6" x 10' 2" (5.03m x 3.11m)

The kitchen has a generous range of white wall and base units to both sides of the room and into the L shaped part at the bottom all with charcoal grey work tops and matching splash backs over. The room has two uPVC windows and uPVC frosted door, grey tiled floor, one and half sink drainer, space for appliances including dish washer, tall fridge freezer plus other white goods. There is an integral electric oven grill, electric hob and extractor over, ceiling light and vertical blinds.

Cloakroom

5' 1" x 2' 2" (1.54m x 0.67m)

The cloakroom has white WC and sink, white tiled splash backs, grey decor, vertical blinds, light grey tile effect vinyl floor and ceiling light.

Stairs and landing

The stairs turn 90 degrees to the first floor and have carpet, neutral decor, loft access and pendant light to the landing.

Bedroom One

11' 10" x 11' 3" (3.61m x 3.42m)

The bedroom to the front has uPVC window, patterned decor, fitted wardrobes to two walls, cream carpet, pendant light and radiator.

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Bedroom Two

11' 9" x 11' 4" (3.57m x 3.46m)

The second bedroom is similar in size to the front bedroom and has grey decor, cream carpet, uPVC window, radiator and pendant light and also has a generous amount of fitted wardrobes and units.

Bedroom Three

7' 5" x 6' 4" (2.26m x 1.93m)

A good sized single bedroom in need of decoration has uPVC window to the front, neutral carpet, pendant light and radiator.

Family bathroom

7' 8" x 5' 9" (2.34m x 1.75m)

The bathroom has a white three piece bathroom suite with vanity sink, shower over bath with glass screen, radiator, frosted uPVC window, vertical blinds, three down lights, extractor and grey vinyl flooring.

Rear garden

The rear garden is primarily laid to lush lawn with tall 6 foot timber fencing and low wall boundaries. There is a good sized concrete patio with concrete narrow drive leading to concrete sectional garage with up and over metal door. Iron gates provide security to the front.

Front garden

The front has a low wall to all sides with an open driveway to concrete frontage which provides parking for two cars plus.

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

Free Valuations

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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.

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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
49.4 sq.m. (532 sq.ft.) approx.

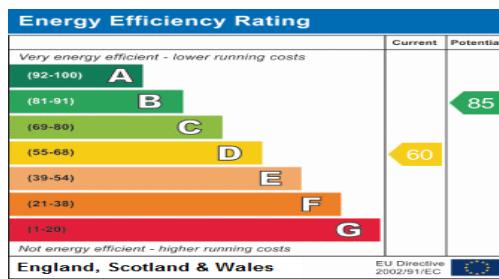
1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA: 87.3 sq.m. (940 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 only. 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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