



# CROFTS ESTATE AGENTS

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



1 Cemetery Road

Laceby  
DN37 7EP

Offers in the Region of  
£139,950

Crofts are delighted to bring to market this lovely one bedroom first floor flat and ground floor shop/office space. The first floor flat is tenanted to a good tenant who would like to remain in the flat. The ground floor is made up of two good sized office spaces with a kitchen, cloakroom and entrance area. This in the past has been a tea room and would also make a great location for a beauty salon. The office space also enjoys a low maintenance courtyard garden accessed through a conservatory. This is a one off listing in the heart of the village of Laceby and viewing is advised whilst available.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

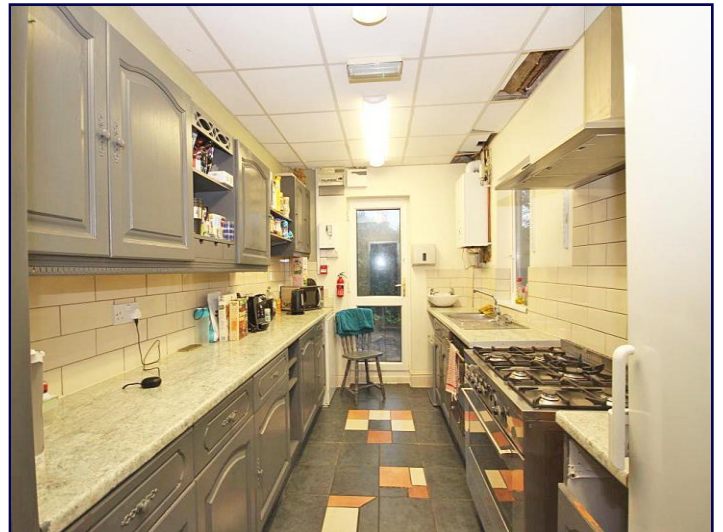
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[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

Fax: 01472 200 119





#### Entrance

12' 11" x 7' 11" (3.94m x 2.41m)

The entrance area has a door and window to the front elevation, two radiators and a carpeted floor.

#### Office

12' 11" x 13' 0" (3.93m x 3.96m)

With a window to the front, two radiators and a carpeted floor.

#### Rear Office

13' 10" x 12' 2" (4.21m x 3.70m)

The rear office has a window and door to the rear, a radiator and a carpeted floor.

#### Conservatory

9' 10" x 8' 11" (2.99m x 2.72m)

The conservatory has tri aspect windows, French doors to the side elevation and a tiled floor.

#### Kitchen

13' 11" x 7' 10" (4.24m x 2.39m)

The kitchen has a window to the side elevation, door to the rear, a tiled floor, fitted units and a sink and drainer and the boiler is located within the kitchen.

#### Cloakroom

4' 8" x 7' 9" (1.41m x 2.35m)

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

#### Garden

The garden space is low maintenance and ideal for a table and chairs or storage.

#### Flat Entrance

A door leads to the entrance hall and the stairs to the first floor landing. The landing area has a carpeted floor.

#### Lounge

12' 2" x 13' 10" (3.71m x 4.22m)

The lounge has a window to the rear elevation, a radiator and a carpeted floor.

#### Kitchen

13' 10" x 7' 6" (4.22m x 2.28m)

The kitchen has a window to the rear elevation, vinyl flooring and a range of fitted units with a Belfast sink, an electric oven and a gas hob. There is also a space for a table and chairs.

**Bedroom One**

7' 9" x 12' 10" (2.35m x 3.92m)

The bedroom has a window to the front elevation, a radiator and a carpeted floor.

**Bathroom**

5' 7" x 8' 10" (1.70m x 2.70m)

The bathroom has a heated towel rail, vinyl flooring, a WC, basin and a bath.

**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**

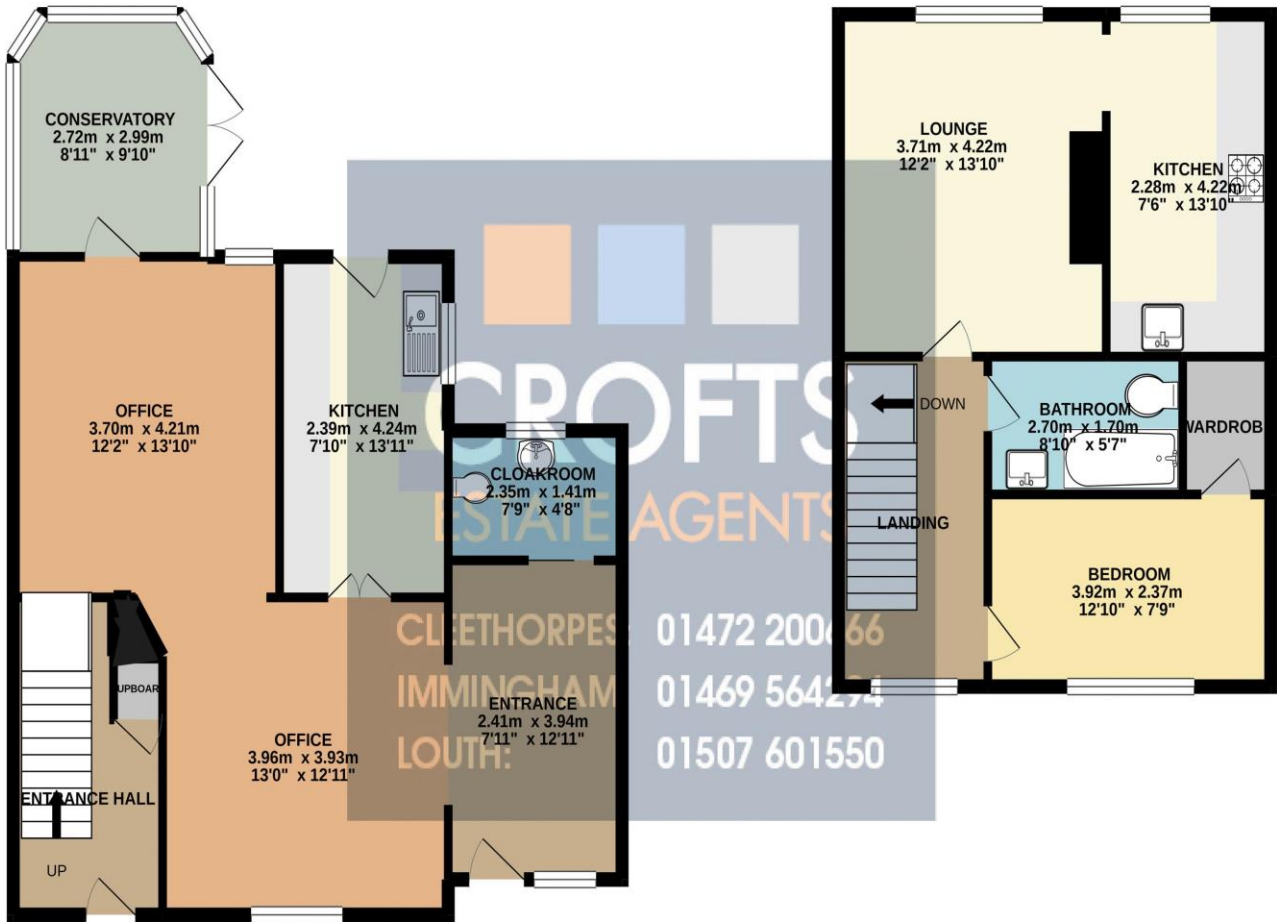
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
69.8 sq.m. (751 sq.ft.) approx.

1ST FLOOR  
48.9 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 118.7 sq.m. (1277 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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## BROCHURE APPROVAL

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

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