



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



## Daubney Street

Cleethorpes  
DN35 7NT

£95,950

Beautifully presented and brought to market is this well proportioned three bedroom mid terrace house. Close to amenities, transport links and schooling plus parks this property is suited to the young or growing family including first time buyers, up sizers or even investors looking for a sound rental with good return of approximately £525 - £550 PCM. The property briefly consists of entrance hall, two separate reception rooms, kitchen, rear lobby and ground floor bathroom with three bedrooms and a further shower room to the first floor. Enjoying a southerly sunny aspect the rear garden is also well presented with large storage shed.

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#### Entrance Porch

3' 9" x 2' 11" (1.15m x 0.89m)

The entrance porch has cream half tiled walls and a cream flooring along with a white décor. It provides access to the property through a UPVC frosted door.

#### Entrance Hall

10' 3" x 2' 11" (3.13m x 0.88m)

The entrance hall has a wood laminate flooring with light blue wall décor and dado wood frosted door. There is also a pendant light and a radiator.

#### Lounge

13' 2" x 9' 10" (4.02m x 2.99m)

The lounge area has a wood laminate flooring with decorated walls. The rooms centrepiece is a wood surround electric fire with a cream granite base. There is also a UPVC bay window with vertical blinds in addition to a pendant light, plate rail and a radiator.

#### Dining area

13' 0" x 13' 2" (3.95m x 4.01m)

The dining area has a wood laminate flooring with blue wall décor and a single UPVC window with vertical blinds. The room also has a ceiling rose, pendant light, original coving and a radiator.

#### Kitchen

11' 11" x 7' 11" (3.63m x 2.42m)

The kitchen has a cream tiled flooring along with wooden base units and black speckled worktops. The kitchen also has white splashback tiling and space for a range of appliances including; Washing machine, fridge+freezer, dishwasher and the room also has a sink w/drain. There is space for a gas cooker with a stainless extractor overhead and there is also a UPVC window and pendant light.

#### Rear lobby

2' 11" x 7' 11" (0.88m x 2.42m)

The rear lobby has a storage cupboard along with white splashback tiling and a cream tiled flooring. There is also a UPVC frosted door to the rear garden and a ceiling light.

#### Bathroom

6' 2" x 7' 5" (1.89m x 2.26m)

The downstairs bathroom is a 3 piece suite with sink, wc and bath. There is white splashback tiling with a cream tiled flooring, a UPVC frosted window with vertical blinds and a ceiling light.

#### Stairs and landing

The stairs and landing area has a grey carpet with grey and blue wall decor, There is a built in storage area on the landing located next to the master bedroom as well as loft access and a pendant light.

### Bedroom One

10' 11" x 13' 2" (3.32m x 4.02m)

This bedroom has a grey carpet with white wall décor alongside a vanity sink, pendant light and radiator. The room also has a good sized UPVC window offering a view to the front of a property.

### Bedroom Two

13' 0" x 7' 10" (3.95m x 2.39m)

This bedroom has a blue coloured carpet alongside a white wall décor. There are two access doors to this room due to the room previously being split into two, there are 2x pendant lights as well as a radiator and a UPVC window overlooking the rear garden.

### Bedroom Three

6' 6" x 7' 11" (1.99m x 2.41m)

This bedroom has a grey carpet and wall décor alongside a UPVC window with a view of the rear garden, radiator and pendant light.

### Shower Room

5' 2" x 5' 0" (1.57m x 1.53m)

This family shower room boasts a a shower cubicle in the corner alongside a vanity sink and WC. The room has a mosaic style vinyl flooring with white splashback tiling and also is home to an extractor, ceiling light and upvc frosted window.

### Rear garden

The rear garden has a concrete path patio area alongside a wall+fenced boundary. There is a lawned area with a large freestanding timber shed. The garden also has the benefit of being south facing which will provide lots of sunlight.

### Front garden

The front garden is low maintenance with a concrete path and gravel border. The front of the area has a wall with iron railings and an iron access gate.

### 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.

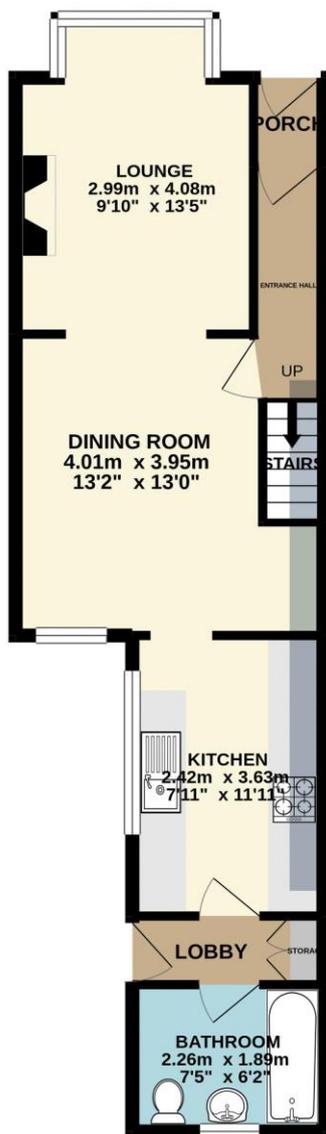
### Mortgage and Financial Advice

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  
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR  
36.0 sq.m. (388 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA : 80.6 sq.m. (867 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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