# PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Shardell Bank End North Somercotes LN11 7LN

Offers in the Region Of £284,950

Coming to the market with NO FORWARD CHAIN is this two bedroom fully modernised detached bungalow and garage. Set on 0.13 acres with open views to the rear, this property has under gone a scheme of improvement that has seen the property be fitted with new fuse board, new oil fired boiler, new plastering, new driveway, new kitchen and utility room, complete decoration, new log burner and newly landscaped rear gardens. The property with a reconfiguration now has L shaped entrance hall, stunning kitchen dining room, spacious lounge with French doors to the rear, conservatory extension, large utility room, one large main bedroom with fitted wardrobes, second double bedroom and family shower room all with Karndeen standard hard wearing flooring. Outside to the rear the gardens have been nicely landscaped with two patio areas, neat borders and garden shed with the front laid to block paving with space for multiple cars or camper van leading onto the attached single brick garage.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH:3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: Email: Immingham : Email: Louth : info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk







# **Entrance Hall**

An L shaped entrance hall has uPVC frosted door and window from the front, Karndeen standard grey wood effect flooring, white painted walls, radiator, pendant light and loft access.

## Kitchen dining room

# 10' 4" x 14' 6" (3.15m x 4.41m)

A stunning kitchen dining room has open plan access to both the utility and lounge to either side with door to conservatory. The kitchen has grey soft close wall and base units with white Quartz work tops and splash back returns over plus sunken sink with routed drainer. The kitchen has integral microwave, oven grill, induction hob, extractor, dishwasher and 70/30 fridge freezer. The room has uPVC window and door to the rear, white decorated walls, vertical contemporary radiator, built in dining table for four made from matching Quartz work top, six down lights and grey Karndeen standard wood effect flooring.

## Lounge

16' 0" x 11' 1" (4.88m x 3.39m)

Open plan to the kitchen with uPVC French doors to the rear, the lounge has new log burner as a feature, white decor, grey wood effect Karndeen style flooring, radiator and pendant light.

#### Utility room

7' 9" x 10' 4" (2.36m x 3.16m)

Matching the kitchen the utility has a range of base and full height storage units with integral washing machine, grey wood effect Karndeen style flooring, white walls, uPVC window to the rear

Cleethorpes01472 200666Immingham01469 564294Louth01507 601550

# Conservatory

11' 4" x 15' 10" (3.45m x 4.82m)

A large conservatory has two uPVC doors to exit, one to either side. The extension has a brick base with uPVC windows and roof, cream tile effect vinyl flooring, painted light grey walls and fan light along with two electric heaters.

#### **Bedroom One**

9' 9" x 20' 3" (2.98m x 6.18m)

A large bedroom has uPVC window to the front with fitted blinds, fitted wardrobes to one end, radiator, pendant light with grey wood effect Karndeen style flooring and white walls.

## Bedroom

8' 1" x 11' 2" (2.46m x 3.40m)

A second double bedroom has white decor, grey wood effect Karndeen style flooring, uPVC window to the front with blind, radiator and pendant light.

# Shower room

6' 1" x 10' 4" (1.86m x 3.14m)

www.facebook.com/croftsestateagents

A good sized shower room has large corner shower, white WC and matching vanity sink. The room has high gloss storage units, white splash back tiling and decor, grey wood effect vinyl flooring, uPVC frosted window to the rear, chrome towel radiator, ceiling light and loft access.

facebook.



# Front garden and driveway

The front is primarily laid to quality block paving with in/out driveway leading to the single brick garage and parking for multiple vehicles of all types, the in/out driveway is separated by mature bushes to the front, having timber fencing to the sides with well stocked attractive borders with pathways to the rear on either side with gated access.

# Rear garden

The rear garden has been landscaped with lawn and patio areas broken up with slab paths and barked borders with a variety of planted and potted plants and bushes. The garden has tall new fencing to both sides with the rear fence being lower to enjoy the open views. There are gateways to the front on both sides with a large timber log store staying as part of the sale.

# Attached garage

# 17' 2" x 10<sup>°</sup> 0" (5.24m x 3.05m)

The garage has up and over metal door to the front with uPVC glazed door and window to the rear. The garage has both power and light.

# 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 and all viewings are strictly by appointment only please.

## **Council Tax Information**

Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti







# www.croftsestateagents.co.uk





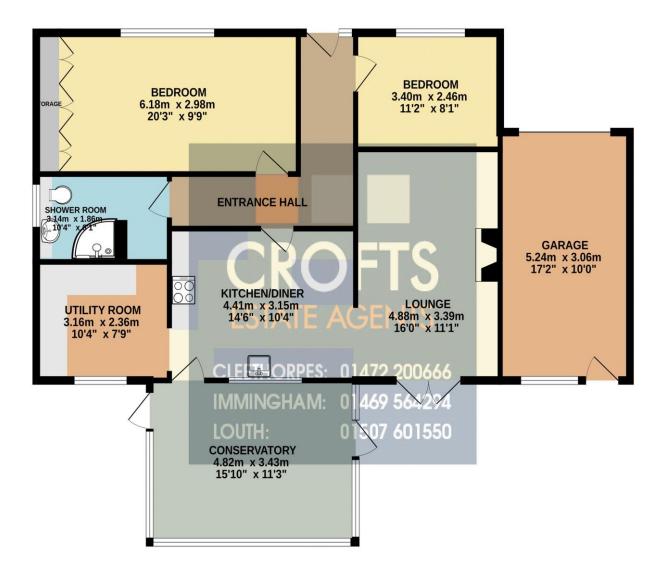




# OPEN 7 DAYS A WEEK

Monday to Thursday Friday Saturday Sunday 9am to 5.30pm (Tuesday opening 9.30am) 9am to 6.00pm 9am to 3.00pm 11am to 2.00pm (Louth & Immingham closed)

# GROUND FLOOR 112.0 sq.m. (1205 sq.ft.) approx.



TOTAL FLOOR AREA: 112.0 sq.m. (1205 sq.ft.) approx. Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, crooks and any other litens are approximate and no responsibility is taken to rany 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. Made with Wheropix 62023

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or othenvise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Cords policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crotts have not tested any apparatus, equipment, fixtures, fittings central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.