



# CROFTS ESTATE AGENTS

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



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.

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### Entrance Hall

An L shaped entrance hall has uPVC frosted door and window from the front, Karndeem 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 Karndeem 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 Karndeem 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 Karndeem style flooring, white walls, uPVC window to the rear

### 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 Karndeem 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 Karndeem style flooring, uPVC window to the front with blind, radiator and pendant light.

**Two**

### Shower room

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

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.

### **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' 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**

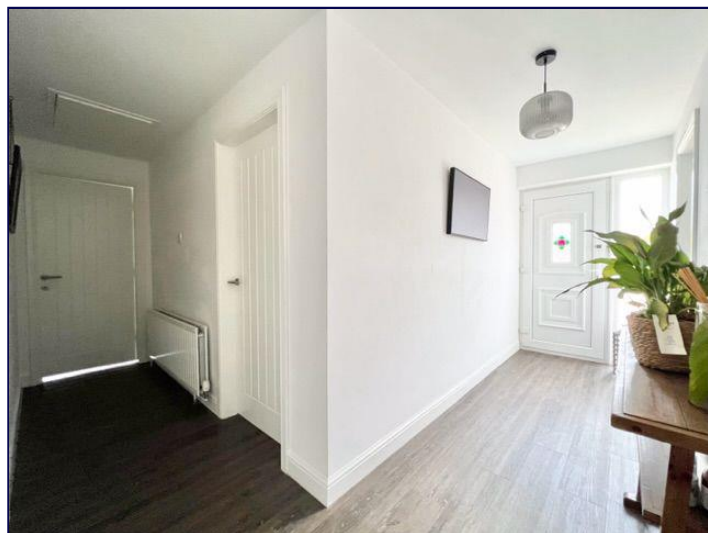
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### **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 website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



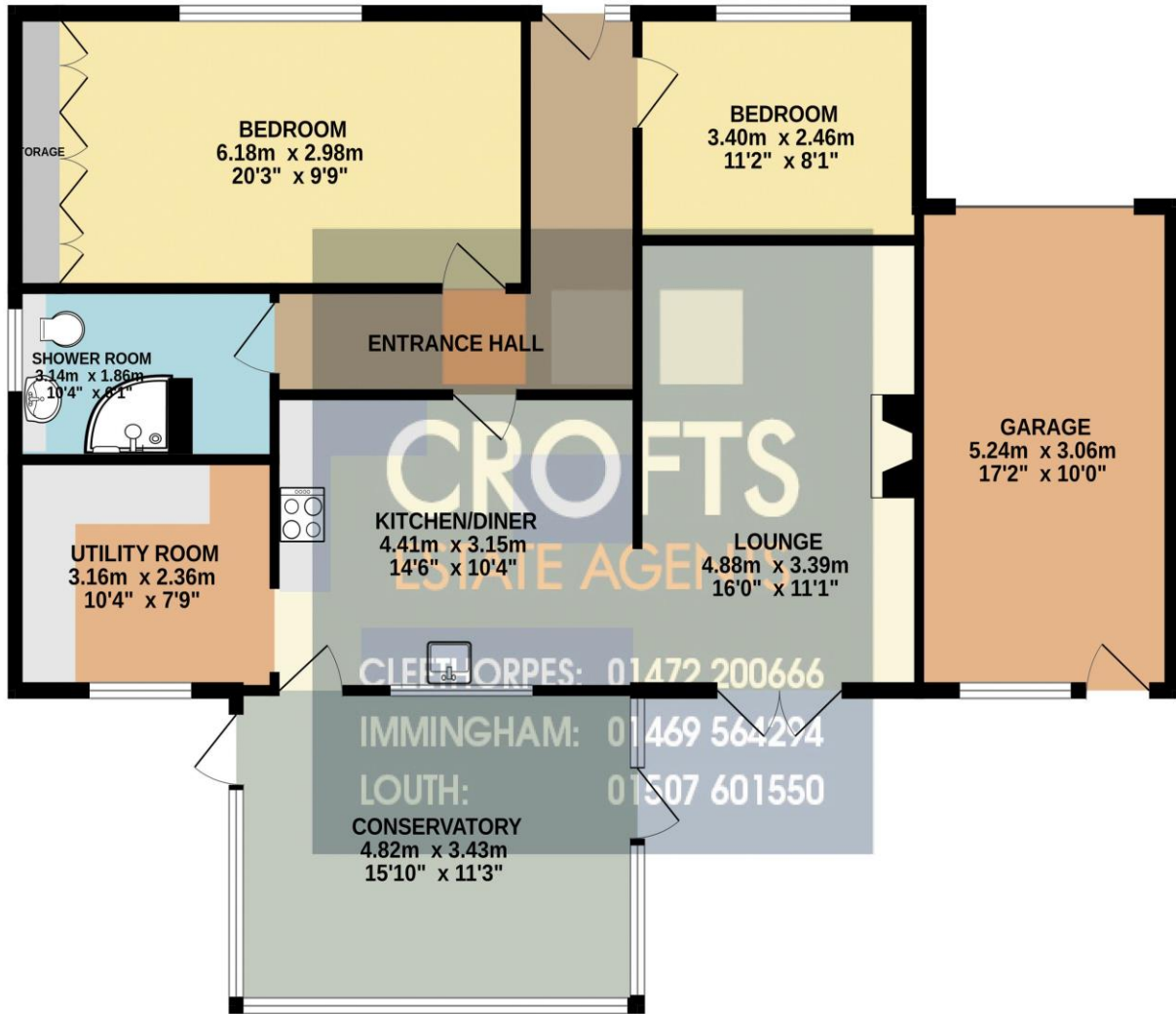




**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	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.

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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