



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



Coggle Close

Louth
LN11 8GL

Offers in the Region Of
£190,000

Crofts estate agents are delighted to offer for sale this modern semi detached property which is ideal for a young family. Constructed in 2021, the property benefits from being very efficient, stylish and also spacious inside and out. Nearby there are a wide variety of local amenities and schools and the town centre is nearby. Internal viewing will reveal the entrance hall, kitchen-diner, WC, lounge, three bedrooms and the bathroom. Externally there are gardens to the front and rear, off road parking and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

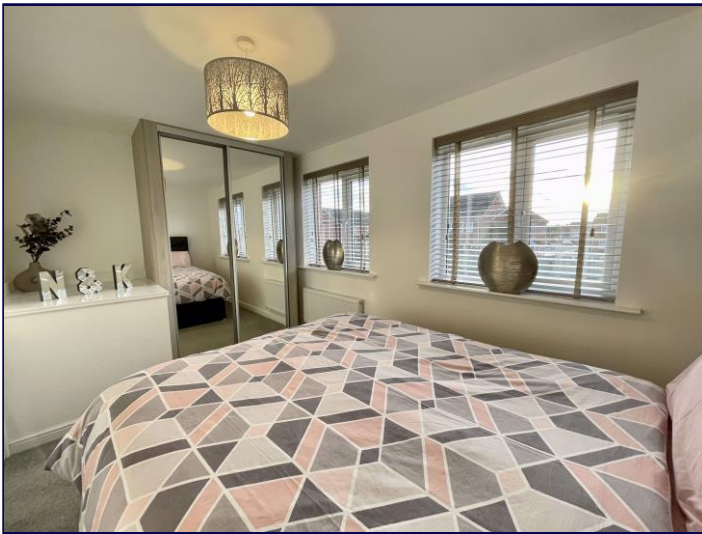
Email: Louth :

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Entrance Hall

Entering the property reveals a radiator and vinyl flooring.

Kitchen/Diner

16' 1" x 10' 3" (4.91m x 3.13m)

The kitchen-diner has dual aspect windows to the front and side elevation, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, plumbing for a washing machine and an electric oven and gas hob. There is also a good space for a dining table and chairs.

WC

With a radiator, vinyl flooring, a WC and a basin.

Lounge

10' 10" x 13' 7" (3.30m x 4.13m)

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

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

8' 3" x 13' 6" (2.51m x 4.12m)

Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Two

12' 6" x 7' 1" (3.80m x 2.16m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

6' 0" x 7' 1" (1.82m x 2.16m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

Outside

With off road parking to the front and a small garden area. The rear garden has a good sized lawn and a spacious patio area ideal for alfresco dining, all enclosed by perimeter fencing.

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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit 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

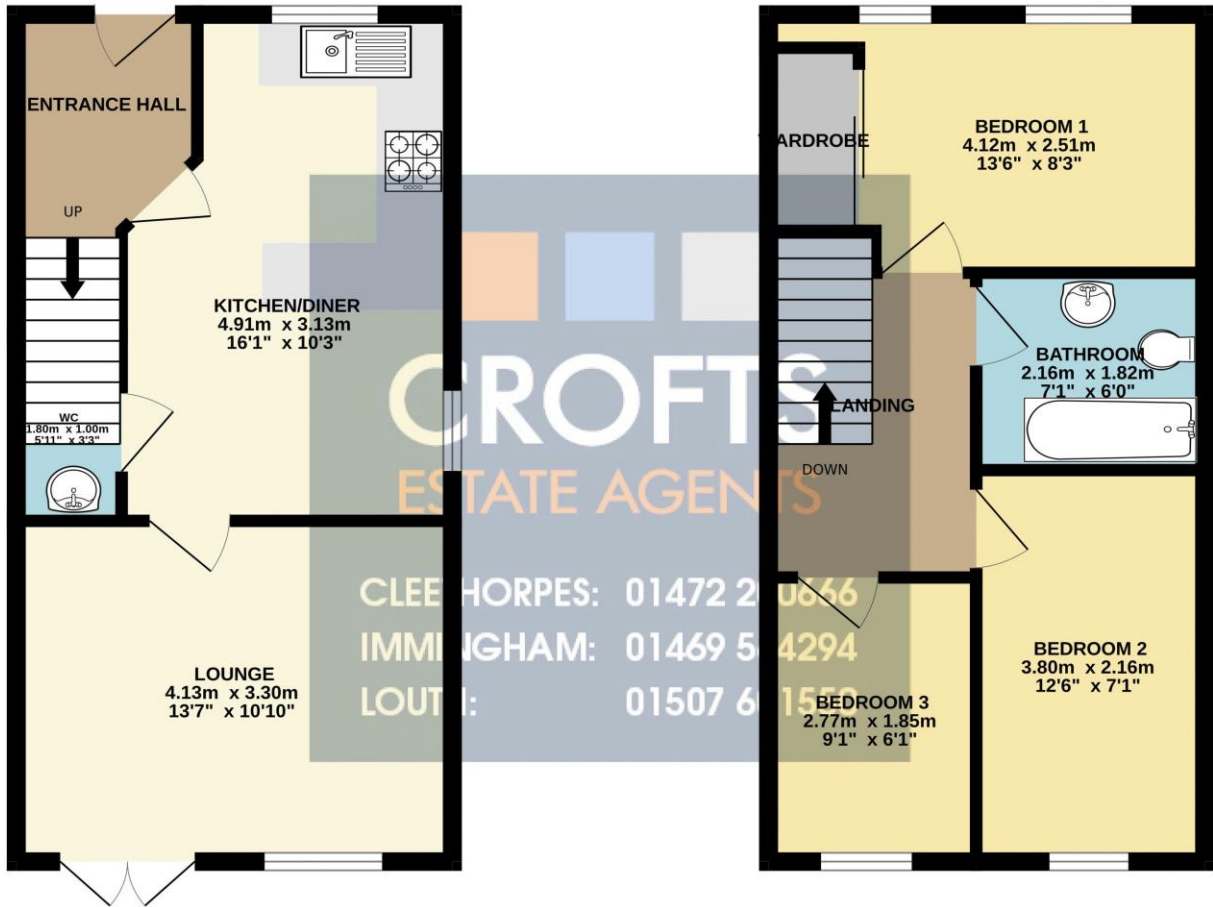
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
33.9 sq.m. (365 sq.ft.) approx.

1ST FLOOR
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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