



# CROFTS ESTATE AGENTS

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



**35A Nettleton Road Caistor  
Market Rasen  
LN7 6NJ**

**Offers in the Region Of  
£295,000**

Crofts Estate Agents are delighted to bring to the market this beautifully presented three/four bed detached bungalow, located in the historic market town of Caistor. Modern and offering spacious living throughout, this property comes with viewings highly recommended! Suited to a variety of buyers, this home has a whole host of local facilities on its doorstep, along with superb schools nearby for children of all ages and excellent road links with short easy commutes to neighbouring town's/villages. Heading into the accommodation will reveal the porch, lounge, kitchen, utility, conservatory, dining room and three bedrooms, all of which are doubles. There is also the family bathroom suite, along with en-suite to the extended master bedrooms. Externally, there is ample off road parking with detached garage which benefits from power and lighting. The property occupies a large plot with well maintained gardens around the perimeter of the home.

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**Lounge**

10' 10" x 24' 6" (3.30m x 7.46m)

This spacious reception room benefits from split flooring with half carpet and half laminate flooring which is of the highest quality. Neutrally decorated there is a newly fitted log burner which is a lovely feature and perfect for those cold winter nights.

**Kitchen**

8' 10" x 14' 4" (2.69m x 4.37m)

Stylishly presented, this delightful kitchen boasts a range of base and wall mounted shaker units with integral fridge freezer, oven and dishwasher. There is also tiled flooring, 4 ring gas hob with extractor above, ceramic sink, column radiator and uPVC window to the front.

**Utility room**

6' 7" x 8' 10" (2.01m x 2.69m)

A handy addition to this already fabulous home is the utility room, which is accessed from the kitchen. The room benefits from matching units and worktops to the kitchen, tiled flooring and plumbing for a washer and dryer, which helps free up space in the kitchen.

**Conservatory**

5' 8" x 19' 7" (1.73m x 5.96m)

**Bedroom 1**

10' 4" x 21' 11" (3.15m x 6.68m)

Having been extended, bedroom one boasts a large and beautifully presented en-suite, carpeted flooring, neutral decor, LED lighting, radiator, uPVC window to the side and uPVC french doors which open out to the delightful rear garden.

**En-suite**

6' 9" x 9' 4" (2.06m x 2.84m)

This modern en-suite benefits from a shower, WC and basin, with tiled flooring and walls to compliment. There is also a towel rail radiator and uPVC window to the side elevation.

**Bedroom2**

9' 8" x 11' 0" (2.94m x 3.35m)

Bedroom two briefly comprises of carpeted flooring, radiator, neutral decor, coving and uPVC window to the front elevation.

**Bedroom 3/Dining room**

9' 6" x 11' 0" (2.89m x 3.35m)

This room provides versatile living and would be ideal as a dining room or bedroom, if required. The room benefits from carpeted flooring, radiator, neutral decor and uPVC window to the front elevation.

#### Bedroom 4

8' 7" x 9' 6" (2.61m x 2.89m)

Bedroom four briefly comprises of carpeted flooring, coving and uPVC window looking out to the conservatory.

#### Shower Room

6' 7" x 8' 9" (2.01m x 2.66m)

Accessed from the utility room, this family shower room comprises of a modern three piece suite which includes, shower, WC, basin, tiled flooring, radiator and uPVC window to the rear.

#### Exterior

Occupying a large plot with wrap around garden, this property is perfect most buyers. On the outskirts of the market town of Caistor, this property enjoys a well manicured front garden with ample off road parking and detached tandem/double garage with power and lighting. The rear garden is truly special with a range of matured shrubs, flowers and fruit tree's. The patio area is perfect for hosting guests or enjoying al-fresco dining on a warm summers day. The garden also benefits from outdoor electric sockets and fencing to the sides.



**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)

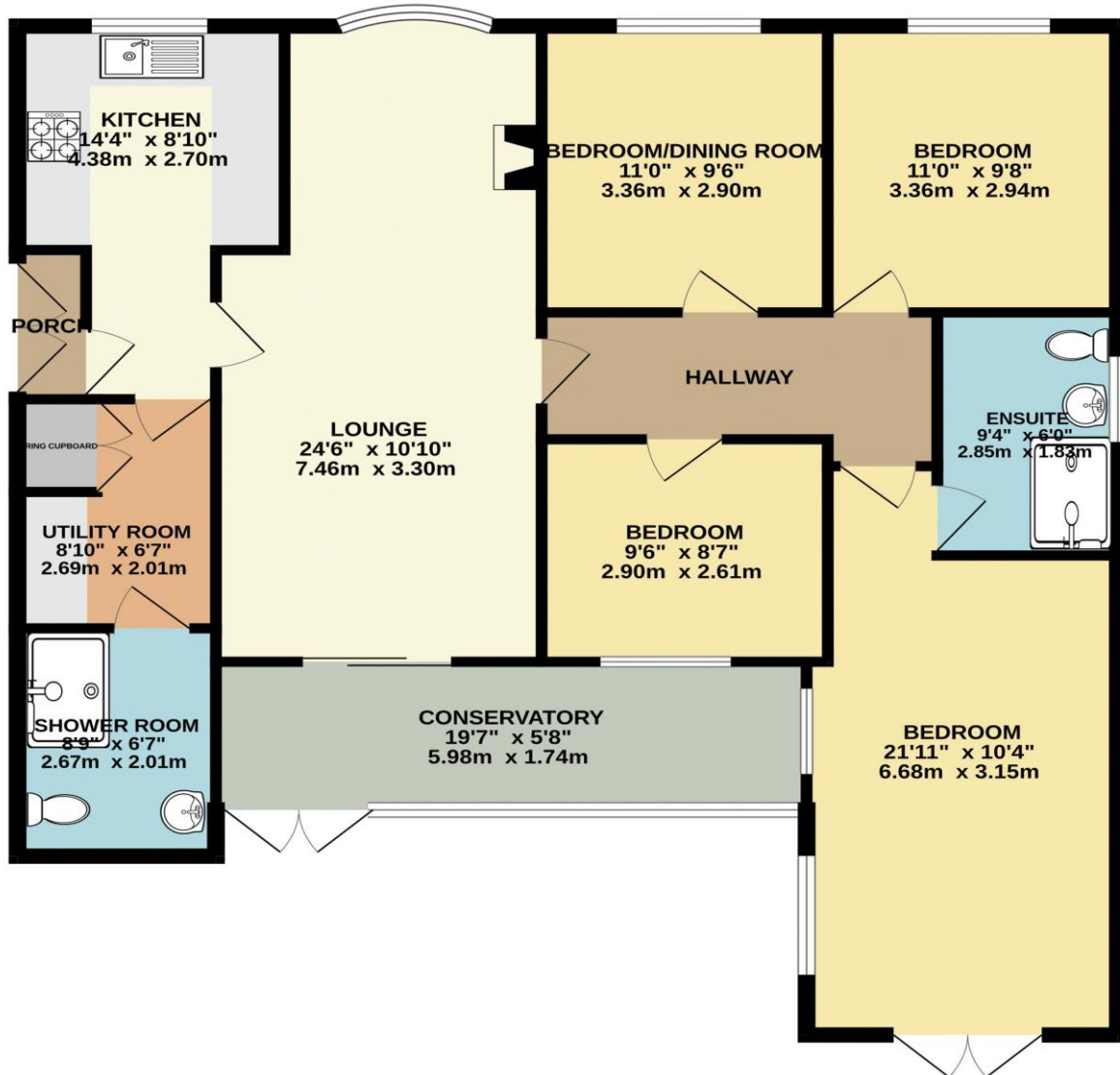




**OPEN 7 DAYS A WEEK**

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  
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) 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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