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



Lindsey Road

Cleethorpes
DN35 8TN

£189,750

We at Crofts estate agents are pleased to be able to bring to the market this well presented three bedroom semi-detached house located within this popular and sought after cul de sac location within Cleethorpes. Presented throughout to a good standard and benefitting from gas central heating, uPVC double glazing and a recently replaced roof within the past few years. This lovely home briefly comprises entrance hallway, bay fronted living room, sitting/dining room, kitchen, conservatory, landing, three bedrooms and a bathroom. To the front you find ample off road parking, and to the rear a relatively low maintenance garden which enjoys a good degree of privacy and a sunny aspect later in the day. An added bonus to the property is a detached annexe to the rear garden which creates a multitude of uses such as independent living having an electricity supply, w.c with connections for a shower and finally a kitchenette or it would make a perfect space for those working from home such as a beautician etc.

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Entrance Hallway

uPVC double glazed entry door to the side elevation with two adjoining glazed panels. Coving to the ceiling. Staircase leading to the first floor and useful understairs storage cupboard. Central heating radiator.

Lounge

11' 1" plus bay x 12' 5" (3.370m x 3.788m)
With uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Decorative cast iron fireplace with surround. Laminate flooring.

Sitting/Dining Room

12' 5" x 12' 6" (3.782m x 3.80m)
With uPVC double glazed window to the side elevation. Central heating radiator. Laminate flooring. Feature fireplace.

Kitchen

13' 1" x 7' 11" (3.998m x 2.420m)
The kitchen offers a modern complement of fitted base units along with a matching larder styled unit, along with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Gas cooker point. Plumbing for an automatic washing machine.

Conservatory

10' 11" min x 10' 2" (3.327m x 3.09m)
uPVC double glazed conservatory with French doors leading out to the rear garden.

First Floor Landing

Pleasantly decorated and offering access to all rooms.

Bedroom One

10' 11" x 12' 5" (3.33m x 3.796m)
The first of the double bedrooms has a uPVC double glazed window to the front elevation. Gas central heating radiator. Built in storage cupboard/wardrobe.

Bathroom

6' 0" x 5' 6" (1.834m x 1.668m)
With uPVC double glazed window to the side elevation and being fitted with a close coupled w.c, pedestal wash hand basin and a panelled bath with shower over. Splashback tiling. Down lighting to the ceiling.

Bedroom Two

11' 9" x 9' 5" (3.578m x 2.881m)
uPVC double glazed window to the side elevation. Central heating radiator.

Bedroom Three

10' 1" x 7' 11" (3.069m x 2.417m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property benefits from front and rear gardens with the front garden having off road parking for two/three cars at least. The rear garden enjoys a good degree of privacy and much of the later days sun creating a lovely space to sit and relax. Majority paved and having small feature pond, along with a detached cabin to the rear.

Cabin

Creating an ideal home office, secondary living space or ideal for those looking at a small business such as a nail/ beauty technician. The cabin has internal light and power, kitchenette area, toilet and connection for a shower for those wishing to do so.

Tenure

Believed to be Leasehold, 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

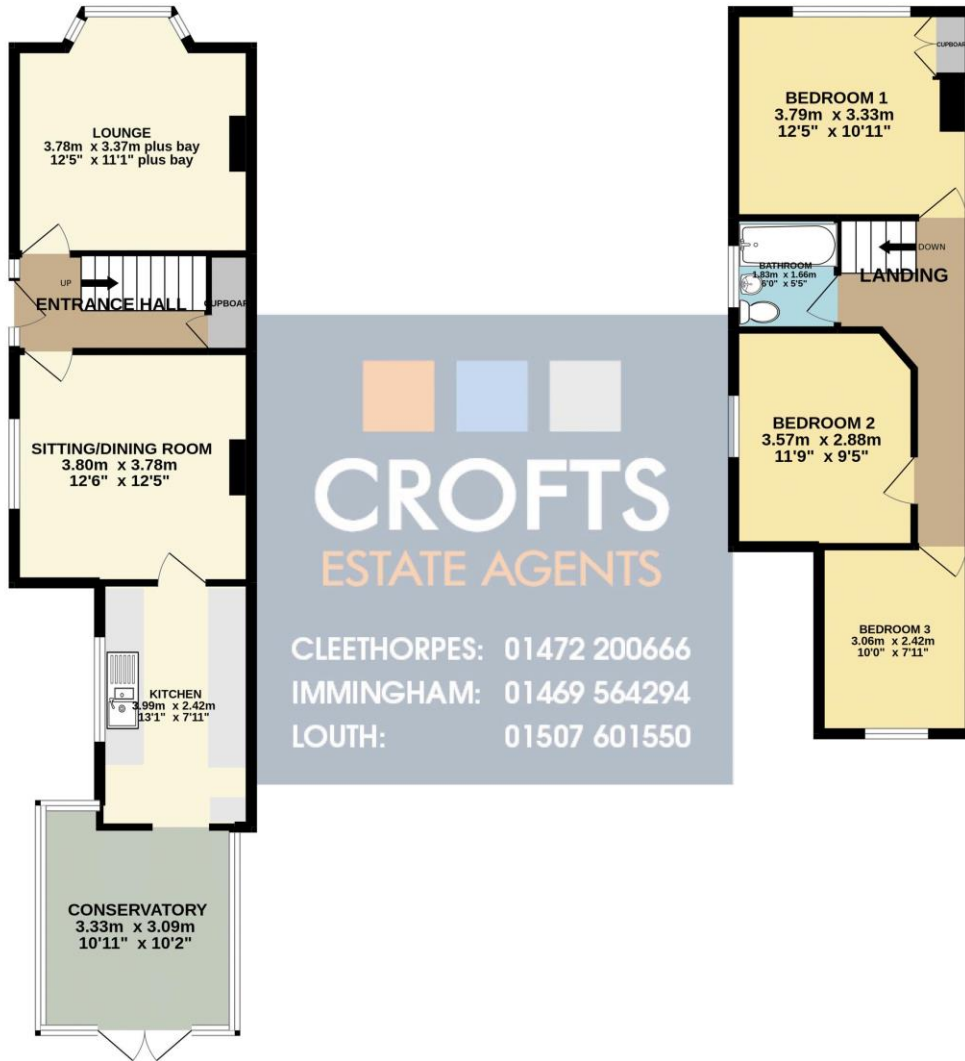
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



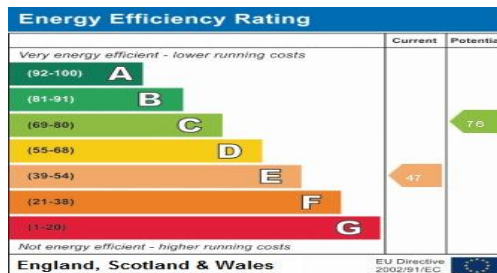
GROUND FLOOR
53.8 sq.m. (579 sq.ft.) approx.

1ST FLOOR
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 93.9 sq.m. (1011 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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