



# 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



178 Lovett Street  
Cleethorpes  
DN35 7EA

£99,950

Coming to the market with NO FORWARD CHAIN is this stunning fully refurbished three bedroom mid terrace house. No expense has been spared on this property with new kitchen and bathroom, new decor and new carpets to mention just a few items. The property makes the perfect first or second time buy or possible buy to let with rents coming in at £650 PCM for this type of property in this condition. The property briefly consists of, entrance hall, open plan lounge to dining room, modern brand new kitchen with appliances, ground floor cloakroom with stairs and landing to first floor where there is two double and one box sized bedrooms plus brand new shower room. The gardens to front and rear are well presented with secure fencing.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

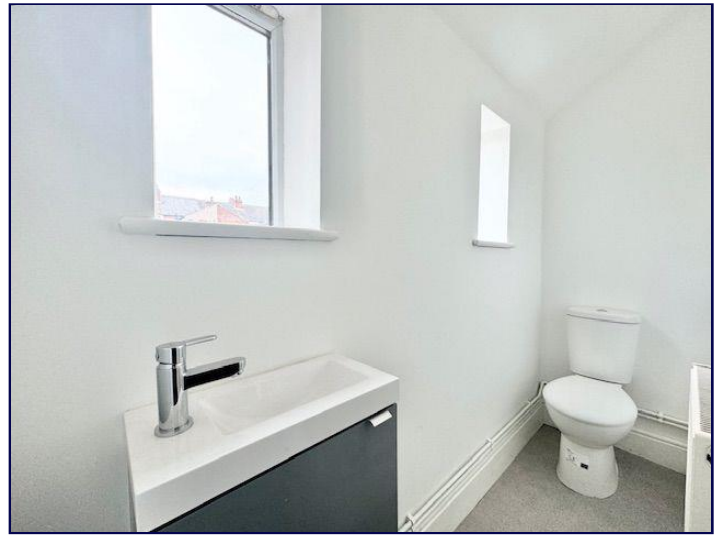
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#### Entrance Hall

10' 10" x 2' 11" (3.30m x 0.89m)

Entered from a small porch area which has uPVC frosted door, half tiled walls, white decor over and grey carpet through a second glazed internal door to a newly carpeted hallway with white decor, radiator and pendant light.

#### Lounge

10' 9" x 9' 9" (3.28m x 2.97m)

The lounge is open to the dining room and has uPVC bay window with vertical blinds, new carpets, white decor to original coving, radiator and pendant light.

#### Dining room

12' 10" x 10' 2" (3.90m x 3.11m)

Open plan to the lounge the dining room has uPVC window to the rear with vertical blinds, new grey carpets, white decor, radiator, under stairs storage and pendant light.

#### Kitchen

12' 0" x 7' 7" (3.65m x 2.32m)

A new kitchen with light grey matte wall and base units has wood effect work tops, splash backs and black drainer over. The kitchen has gas hob with extractor over, oven grill, space for tall fridge freezer, washing machine and dishwasher, white decor, uPVC frosted door and uPVC window, four down lights, grey wood effect vinyl flooring and radiator.

#### Cloakroom

2' 6" x 7' 7" (0.75m x 2.32m)

The cloakroom has white WC and matching white vanity sink, two uPVC windows, white decor, radiator, ceiling light and grey wood effect vinyl floor.

#### Stairs and landing

With white decor, grey carpet, pendant light, loft access and built in original storage cupboard.

#### Bedroom One

10' 8" x 13' 2" (3.24m x 4.01m)

Grey carpet, white decor, radiator, pendant light and uPVC window.

#### Bedroom Two

12' 8" x 7' 10" (3.86m x 2.39m)

Grey carpet, white decor, radiator, pendant light, uPVC window and coving.

#### Bedroom Three

4' 2" x 7' 9" (1.28m x 2.36m)

A small box bedroom has uPVC window to the rear with vertical blinds, grey carpet, white decor, radiator and pendant light.



**Shower room**

6' 9" x 5' 1" (2.05m x 1.54m)

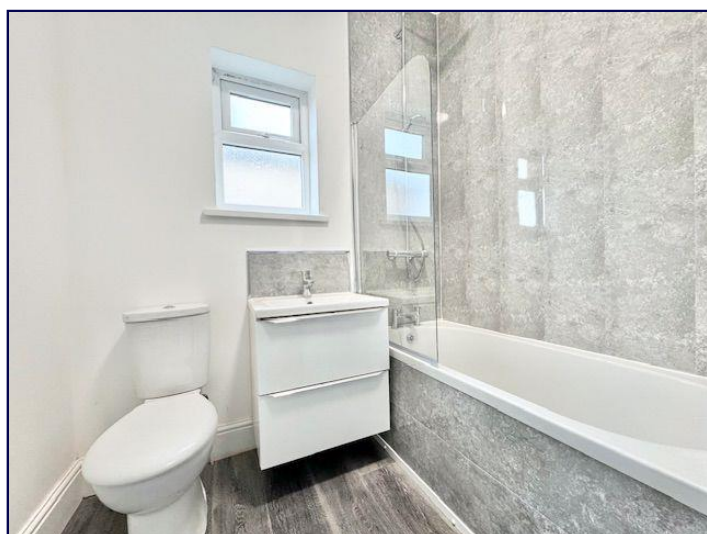
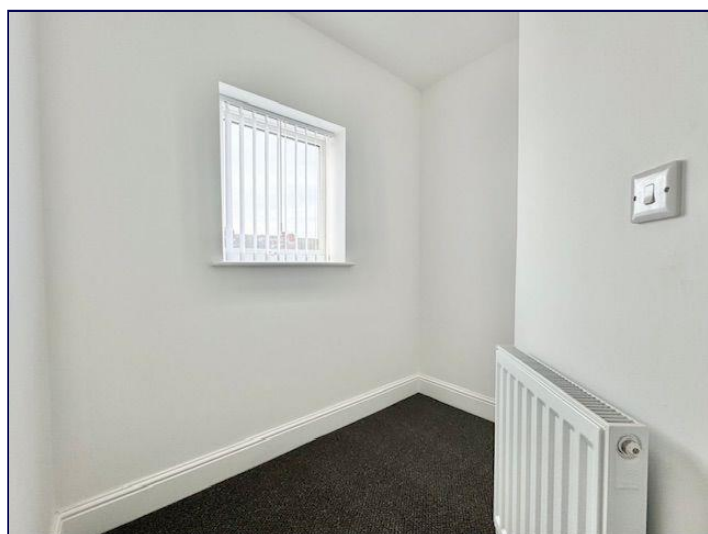
The shower room has shower, with glass screen, vanity sink and WC, chrome towel radiator, grey aqua boarded splash backs, grey wood effect vinyl floor, uPVC frosted window, ceiling light and extractor.

**Rear garden**

The rear garden has concrete path to rear timber gate with tall 6 plus timber fencing to the perimeter. The garden is laid to lawn.

**Front garden**

The front garden is low maintenance concrete with walled boundary, iron gate and small gravel border.



**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.

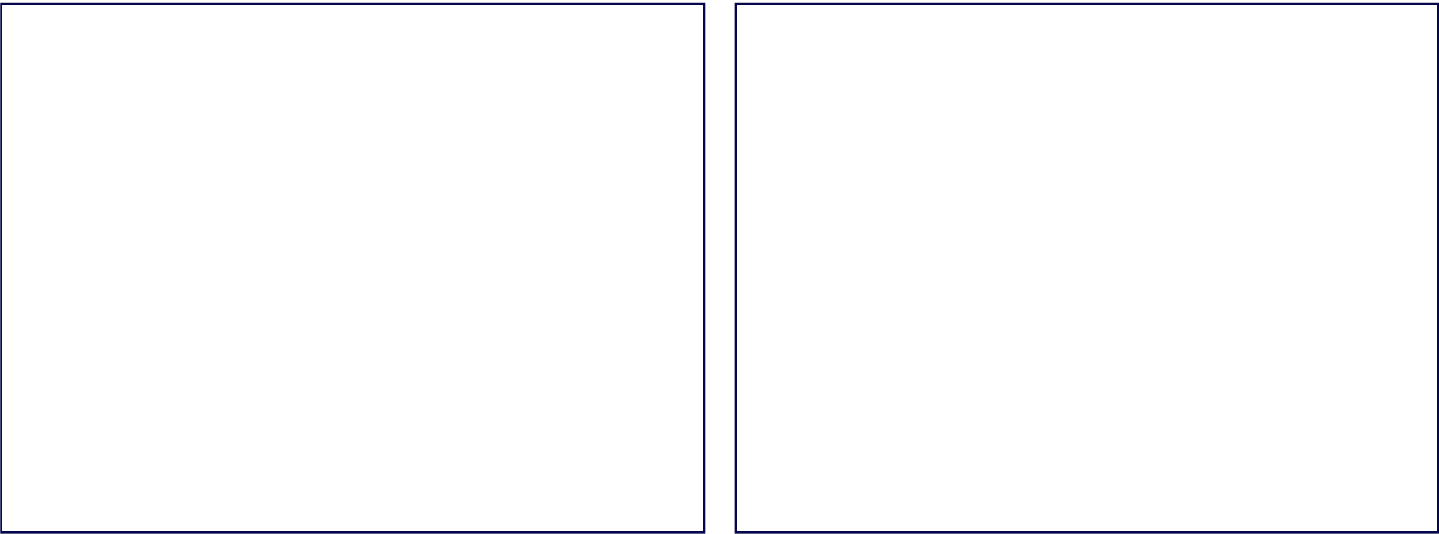
**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

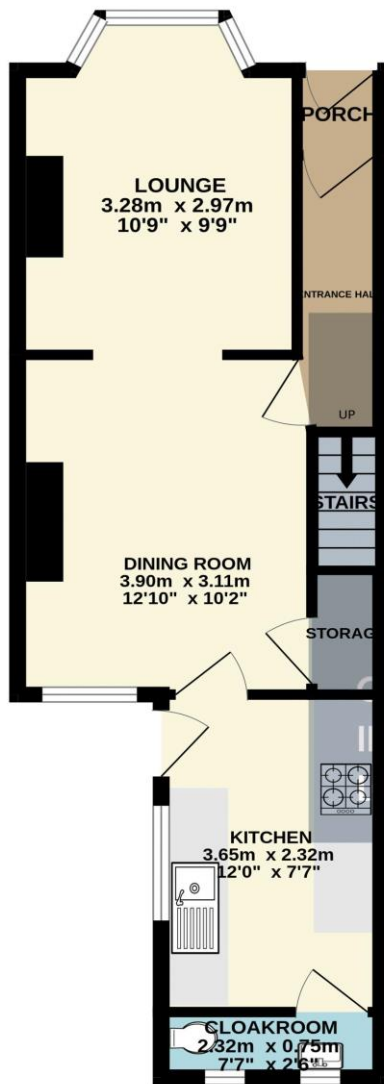




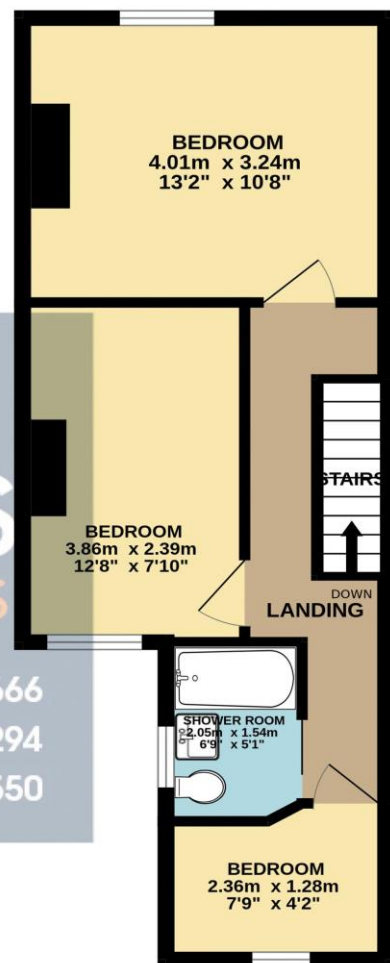
OPEN 7 DAYS A WEEK

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  
37.9 sq.m. (408 sq.ft.) approx.



1ST FLOOR  
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (788 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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