



# CROFTS ESTATE AGENTS

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



## Hardys Road

Cleethorpes  
DN35 0DH

Offers in the Region Of  
£349,000

Crofts estate agents are delighted to offer for sale this spacious and extended detached property which is located within a desirable location within the town of Cleethorpes. Having the benefit of a two storey extension which gives the home owners a lounge-diner over 8 metres in length and also a fantastic main bedroom. Nearby there are a wide variety of local amenities, schools, bus links and of course Cleethorpes seafront itself. Internal viewing will reveal the entrance hall, WC, sitting room, breakfast-kitchen, lounge-diner, four bedrooms and four piece bathroom. Externally there are gardens to the front and rear with off road parking and a detached over sized garage and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Entrance Hall**

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

**WC**

The WC has an electric heated towel rail, a tiled floor, a WC and basin.

**Sitting Room**

13' 2" x 14' 10" (4.02m x 4.52m)

The sitting room has a bay window to the front elevation, two windows to the side, coving to the ceiling, a radiator and Wooden flooring. There is also a feature fire place with an open fire.

**Kitchen/Breakfast Room**

23' 9" x 9' 4" (7.24m x 2.85m)

With dual aspect windows to the side and rear elevation, a door to the side, coving to the ceiling, a radiator and a tiled floor. There is also an extensive range of fitted units with plenty of work top space, a one and a half sink and drainer and space for a table and chairs. Integral appliances include an under counter fridge and freezer, an electric double oven and a gas hob with an extractor over. There is also plumbing for a washing machine and dish washer.

**Lounge/Diner**

27' 7" x 11' 7" (8.42m x 3.54m)

The lounge-diner has dual aspect windows to the rear and side elevation, French doors to the rear, coving to the ceiling, two radiators and a Wooden flooring.

**First Floor Landing**

The first floor landing has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft.

**Bedroom One**

17' 11" x 11' 8" (5.46m x 3.56m)

Bedroom one has dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Two**

12' 6" x 10' 8" (3.82m x 3.25m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Three**

9' 1" x 11' 1" (2.78m x 3.37m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

### **Bedroom Four**

9' 8" x 8' 8" (2.95m x 2.65m)

Bedroom four has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### **Bathroom**

6' 2" x 9' 6" (1.89m x 2.90m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, coving to the ceiling, a radiator and a carpeted floor. There is also a FOUR piece suite with a WC, basin, bath and shower cubicle with a mains operated shower.

### **Garage**

18' 10" x 13' 0" (5.73m x 3.96m)

The garage is larger than a normal with two windows and a door to the side, an electric roller door and electrics.

### **Outside**

Positioned on the corner with a perimeter brick wall, driveway for off road parking to the bottom of the garden and a gate into the front garden. The frontage has a well kept lawn, decorative flower beds and established shrubs. The rear garden is accessed through a further gate and reveals a lovely space with a further well kept lawn, two patio areas, a shed and established shrubs. A gate to the bottom of the garden reveals access to the garage.

### **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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### **Property Management**

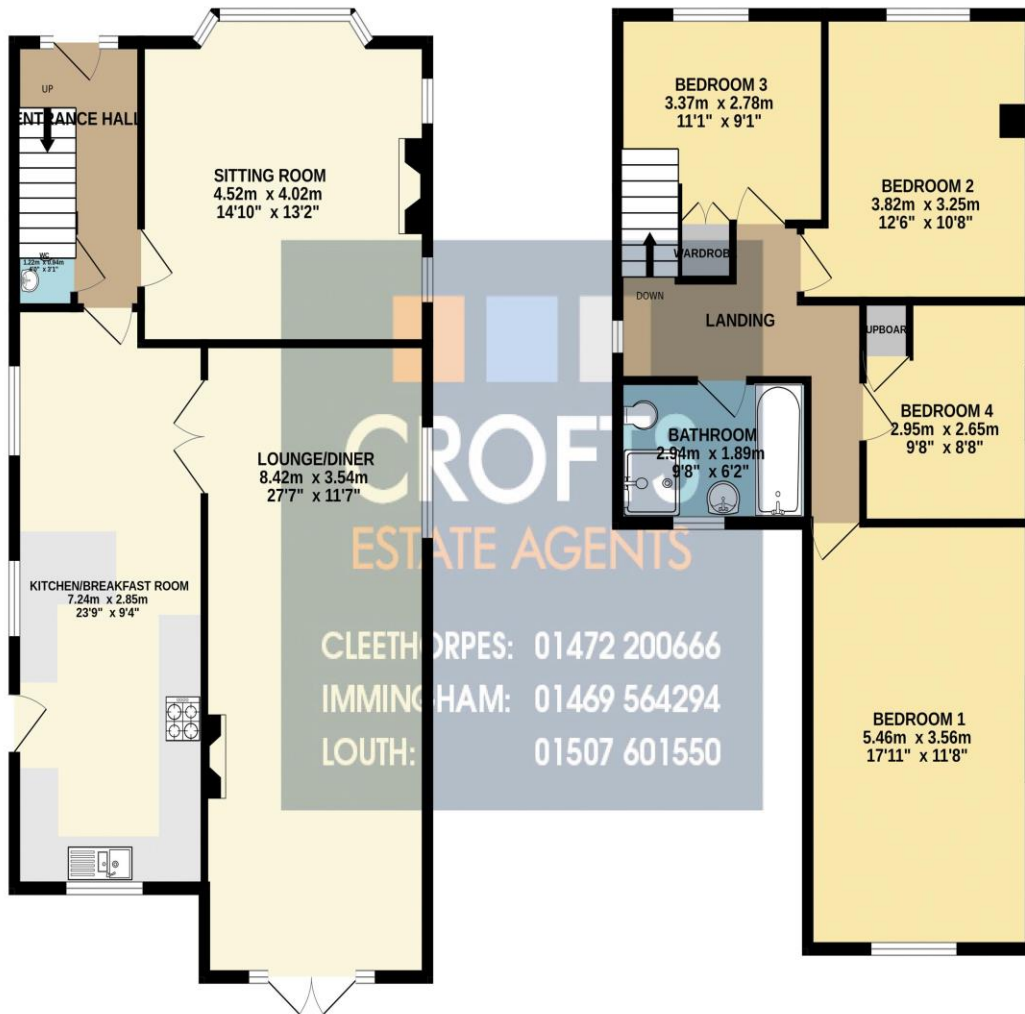
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **Mortgage and Financial Advice**



GROUND FLOOR  
77.5 sq.m. (834 sq.ft.) approx.

1ST FLOOR  
63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA: 141.3 sq.m. (1521 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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