



# CROFTS ESTATE AGENTS

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



## Stanhope Place

Cleethorpes  
DN35 7TA

Offers in the Region Of  
£175,000

Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within the ever popular town of Cleethorpes. Ideal for a family with close proximity to local schools, this property is expected to be popular and therefore comes with viewing highly advised. There are also a wide variety of local amenities nearby, bus links and also good road links. Internal viewing will reveal the spacious hallway, lounge, dining room, conservatory, kitchen, three bedrooms and the bathroom. Externally there are gardens to the front and rear with an abundance of off road parking and then gates which open to reveal the rear garden and detached brick 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 an opaque window to the side elevation, a radiator and laminate flooring. There is also access to the under stairs storage.

**Lounge**

11' 11" x 11' 4" (3.64m x 3.45m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

**Dining Room**

12' 8" x 11' 4" (3.86m x 3.45m)

The dining room has sliding patio doors to the rear elevation and laminate flooring.

**Conservatory**

5' 10" x 8' 11" (1.77m x 2.72m)

The conservatory has dual aspect windows to the rear and side elevation and a tiled floor.

**Kitchen**

15' 1" x 5' 11" (4.61m x 1.80m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an under counter fridge and freezer and an electric oven and hob with an extractor over.

**First Floor Landing**

The first floor landing has a window to the side elevation, access to the loft and a carpeted floor.

**Bedroom One**

12' 8" x 11' 4" (3.87m x 3.46m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

**Bedroom Two**

12' 0" x 11' 4" (3.65m x 3.46m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also built in storage.

**Bedroom Three**

6' 11" x 5' 11" (2.12m x 1.81m)

Bedroom three has a window to the front elevation and laminate flooring.

**Bathroom**

8' 4" x 5' 10" (2.53m x 1.77m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There are also fully tiled walls, a WC, basin and a bath with a glass screen and electric shower over.

### Garage

The garage has an up and over door, window to the side and electrics.

### Outside

With a low maintenance frontage offering ample off road parking and a gate with access to the rear garden and the garage. The rear garden has a degree of privacy and offers a lovely space for a family to enjoy, with a patio area ideal for alfresco dining and many established shrubs.

### 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](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

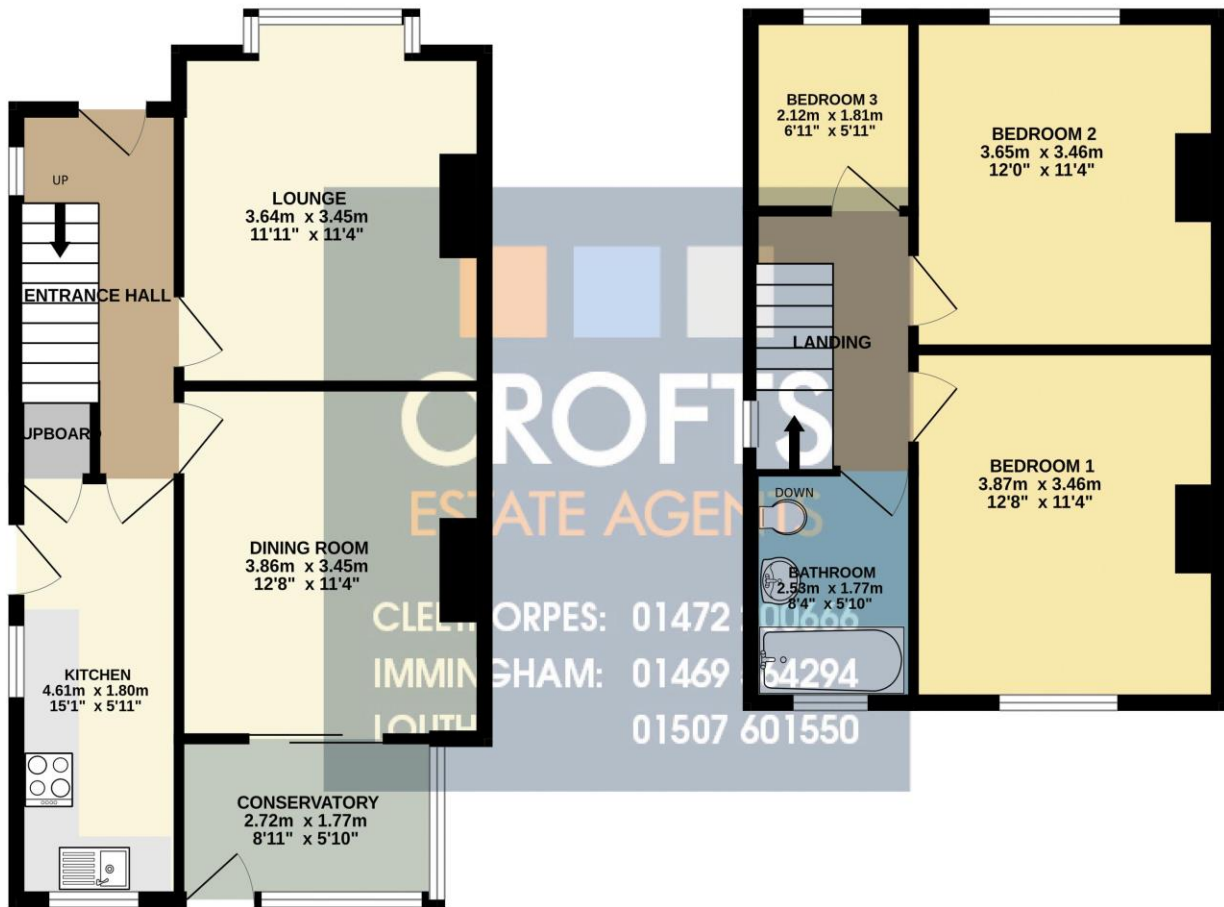
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
46.5 sq.m. (500 sq.ft.) approx.

1ST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (917 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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