



CROFTS ESTATE AGENTS

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



Brooklands Avenue

Cleethorpes
DN35 8QP

Offers in the Region Of
£330,000

Crofts estate agents are offering to the market a rare opportunity to purchase this three bedroom detached bungalow set within this prestigious and private development known as Brooklands Avenue a short stroll of the Cleethorpes seafront itself. Early viewing is highly on what in this agent's opinion will be a most popular property which benefits from gas central heating. The accommodation on offer briefly comprises entrance hallway, bay fronted living room, modern open plan dining kitchen, rear lobby and separate utility room, modern tiled family shower room and finally three bedrooms with the principle bedroom having ensuite bathroom and walk in dressing room. Externally the property occupies a great position that affords it front and rear gardens, with the front having a driveway for valuable off-road parking. In the rear is a private, sunny garden that has a decking area for entertaining and an area laid with artificial grass.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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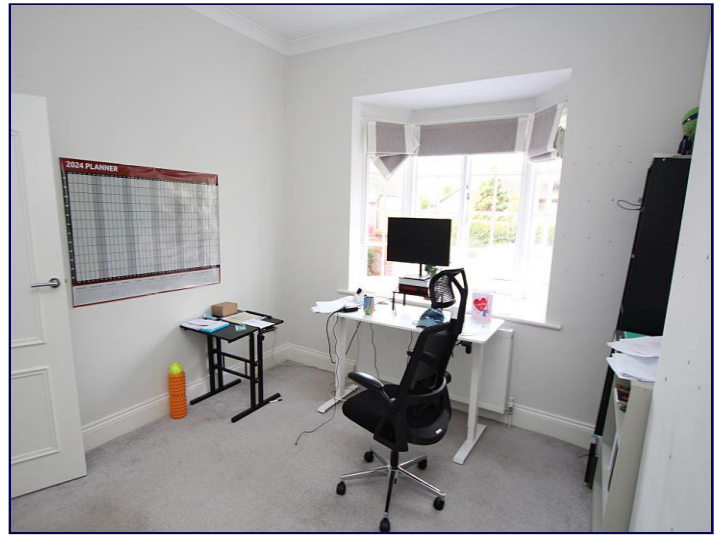
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Entrance Hallway

Entry door to the front elevation. Tiled flooring. Coving to the ceiling and plate rack to the walls. Central heating radiator.

Living Room

14' 1" x 12' 10" (4.29m x 3.91m)

Neutrally decorated and having bay window to the front elevation. Central; heating radiator. Coving and rose to the ceiling.

Kitchen/Diner

11' 10" x 19' 0" (3.6m x 5.8m)

One of the selling features to this lovely home has to be this well proportioned dining kitchen which allows for ample natural light via the patio doors and windows to the rear and side elevations. Fitted with a modern kitchen with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. White tiled splashback. Integrated fridge, freezer and dishwasher. Coving and down lights to the ceiling. Central heating radiator.

Lobby

11' 10" x 4' 11" (3.6m x 1.5m) L-shape max

A useful area which could be used as a small snug, office or storage area. French doors to the side elevation leading out to the garden. Down lighting to the ceiling. Tiled flooring.

Utility Room

5' 11" x 5' 11" (1.8m x 1.8m)

With base unit with work surfacing over and having space and plumbing for an automatic washing machine and dryer.

Shower Room

6' 3" x 6' 3" (1.9m x 1.9m)

A modern shower room with window to the rear elevation and fitted with a close coupled w.c, vanity wash hand basin and walk in shower. Tiling to the walls and floor surfaces. Central heating radiator. Chrome towel radiator.

Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

Neutrally decorated and having box bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator.

Ensuite Bathroom

8' 6" x 6' 7" (2.6m x 2m)

Equipped with a corner shower, panelled bath, close coupled w.c and a vanity wash hand basin. Splashback tiling. Window to the rear elevation. Down lighting to the ceiling. Fitted extractor fan. Splash back tiling.

Dressing Room

5' 11" x 6' 7" (1.80m x 2.01m)

Offering window to the front elevation. Central heating radiator. Down lighting to the ceiling. Wardrobes along one wall.

Bedroom Two

12' 2" x 9' 6" (3.7m x 2.9m)

With sash window to the rear elevation. Coving and rose to the ceiling. Central heating radiator.

Bedroom Three

10' 6" x 9' 2" (3.2m x 2.8m)

Offering window to the front elevation and having central heating radiator. Coving and rose to the ceiling.

Outside

The property benefits from front and rear gardens with the front garden benefitting from off road parking for a couple of cars. To the rear you find a pleasant enclosed garden with raised decked patio and artificial lawn whilst also benefitting from a relatively sunny aspect.

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 C: 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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