



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

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01507 601550

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



Main Road

Aylesby  
DN37 7AP

Offers in the Region Of  
£395,000

Located in the highly regarded and sought after village of Aylesby, Crofts are pleased to be able to present to the market this well proportioned and attractively presented four bedroom detached family home which boasts two separate bathrooms. Set upon generous gardens (0.30 Acre sts), the property is ideally placed for Access to the A180/M180 road link and has an open view to the rear and a view of the Church to the front. Superbly presented throughout and benefitting from uPVC double glazing and oil fired central heating this lovely home briefly comprises entrance porch, hallway, living room, sitting room, dining room and kitchen to the ground floor. To the first floor you find four good sized bedrooms and two separate bathrooms. Lovely sized gardens with ample off road parking including space for a caravan /motorhome or similar along with a detached garage and offering ample space to extend the property for those wishing to do so. Viewings are highly recommended to appreciate the space on offer.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

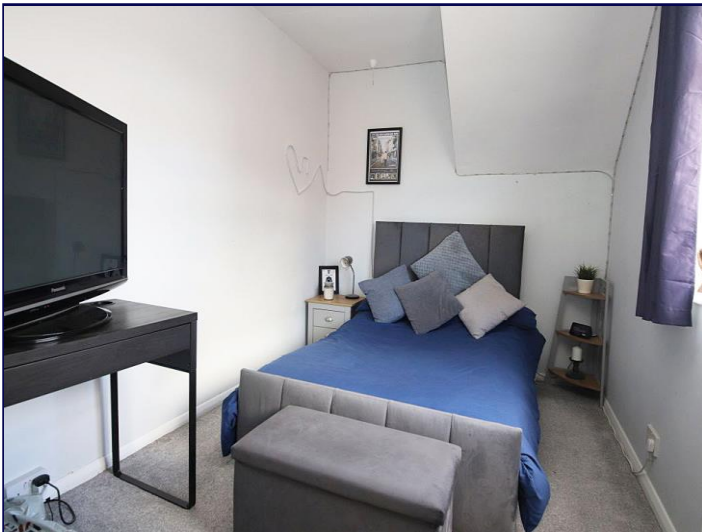
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance Porch

Tiled to dado height and with laminate flooring. uPVC double glazed entry door along with a window which is to the side aspect. Inner door to hallway.

#### Hallway

With central heating radiator and having fitted storage unit.

#### Lounge

17' 11" x 12' 11" (5.458m x 3.943m)

uPVC double glazed windows to the front and side elevations. Central heating radiator. A focal point is created by the attractive fireplace with open fire.

#### Sitting Room

17' 11" x 12' 1" (5.46m x 3.69m)

Dual aspect view with uPVC double glazed windows to the front and side elevations. Central heating radiator. Fitted storage shelving units along one wall.

#### Kitchen Diner

13' 2" x 16' 0" (4.01m x 4.87m)

A well proportioned kitchen diner/breakfast room with fitted wall and base units with complimentary wood effect worktops over incorporating double stainless steel sink. Built-in oven, hob and plumbing for washing machine. Radiator and window to the side aspect.

#### Dining Room

12' 7" x 7' 10" (3.84m x 2.40m)

Pleasantly decorated and having tiled flooring. patio doors to the side elevation. Central heating radiator.

#### Lobby/Hallway

Window to the side and entry door to the front. Staircase to the first floor. Central heating radiator.

#### First Floor Landing

A split level landing with central heating radiator, loft access and window to the side aspect.

#### Bedroom One

18' 0" x 12' 11" (5.48m x 3.93m)

Dual aspect view with uPVC double glazed windows to the front and side elevations. Beautifully presented and having central heating radiator.

#### Bedroom Two

16' 0" x 8' 0" (4.88m x 2.43m)

uPVC double glazed window to the side. Central heating radiator.

### Bedroom Three

8' 11" x 13' 0" (2.72m x 3.96m)

uPVC double glazed window to the front. Central heating radiator. Storage cupboard.

### Bedroom Four

8' 8" x 8' 7" (2.63m x 2.61m)

uPVC double glazed window to the side. central heating radiator.

### Bathroom

9' 5" x 8' 0" (2.87m x 2.44m)

uPVC double glazed window to the side and fitted with a pedestal wash hand basin, low level w.c and panelled bath with shower fitment. Tiling to the walls. Central heating radiator.

### Bathroom Two

10' 1" x 7' 5" (3.08m x 2.251m)

uPVC double glazed window to the rear. Equipped with a shower cubicle with body jet shower, close coupled w.c, pedestal wash hand basin and a panelled bath. Tiling to the walls. Central heating radiator.

### Outside

Set upon this lovely sized plot offering a range of mature trees, plants and shrubs. Landscaped patio area and ample lawn with views to the open farm land at the rear of the property. Ample off-road parking with a large drive creating parking for multiple vehicles and standing for a caravan or similar. Detached garage.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services with the exception of mains gas 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 E: 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  
77.3 sq.m. (833 sq.ft.) approx.

1ST FLOOR  
76.1 sq.m. (819 sq.ft.) approx.



TOTAL FLOOR AREA: 153.5 sq.m. (1652 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.