



# CROFTS ESTATE AGENTS

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



## The Mead

Laceby  
DN37 7BT

Offers in the Region Of  
£348,500

NO FORWARD CHAIN, the opportunity to purchase and create a truly wonderful home in the village of Laceby is right here, flexible and spacious living spaces throughout, coming to you with viewing highly advised. Requiring a scheme of modernisation but priced to reflect, this property will appeal to people retiring or families looking for a great family home. The village has a variety of local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, conservatory, kitchen, utility room, three bedrooms, bathroom and en-suite. With a double garage, ample off road parking and gardens to the front and rear with partial uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals access to the loft, two radiators and a carpeted floor. There is also access to a storage cupboard.

#### Lounge

16' 3" x 12' 5" (4.96m x 3.79m)

The lounge has a bay window to the front elevation, sliding patio doors to the rear, coving to the ceiling, three radiators and a carpeted floor.

#### Dining Room

9' 7" x 9' 1" (2.93m x 2.77m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Conservatory

6' 0" x 17' 2" (1.82m x 5.23m)

The conservatory has tri aspect windows, French doors to the rear elevation and a carpeted floor.

#### Kitchen

9' 7" x 11' 9" (2.92m x 3.59m)

The kitchen has a window to the rear elevation, a radiator and vinyl flooring. There is also a fitted kitchen with a one and a half sink and drainer, an electric oven and hob with an extractor over.

#### Utility room

9' 7" x 5' 1" (2.93m x 1.54m)

The utility room has a window to the side elevation, a radiator and vinyl flooring. There is also a sink and drainer, plumbing for a washing machine and fitted units.

#### Bedroom One

10' 8" x 9' 10" (3.24m x 2.99m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted units.

#### En-suite

3' 9" x 8' 6" (1.15m x 2.59m)

The en-suite has an opaque window to the side elevation, a radiator and a carpeted floor. There is also a WC, basin and a bath.

#### Bedroom Two

10' 8" x 8' 11" (3.25m x 2.71m)

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

#### Bedroom Three

7' 0" x 8' 10" (2.13m x 2.70m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

**Bathroom**

6' 9" x 8' 6" (2.06m x 2.59m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a radiator and a carpeted floor. There is also a cupboard and a WC, basin and bath.

**Double Garage**

With two up and over doors, a window and door to the rear elevation and electrics.

**Outside**

With a well kept lawn, established shrubs and a driveway providing parking for four vehicles. The rear garden has a further lawn, established shrubs and a patio area ideal for alfresco dining. There is also a summer house and a green house.

**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.

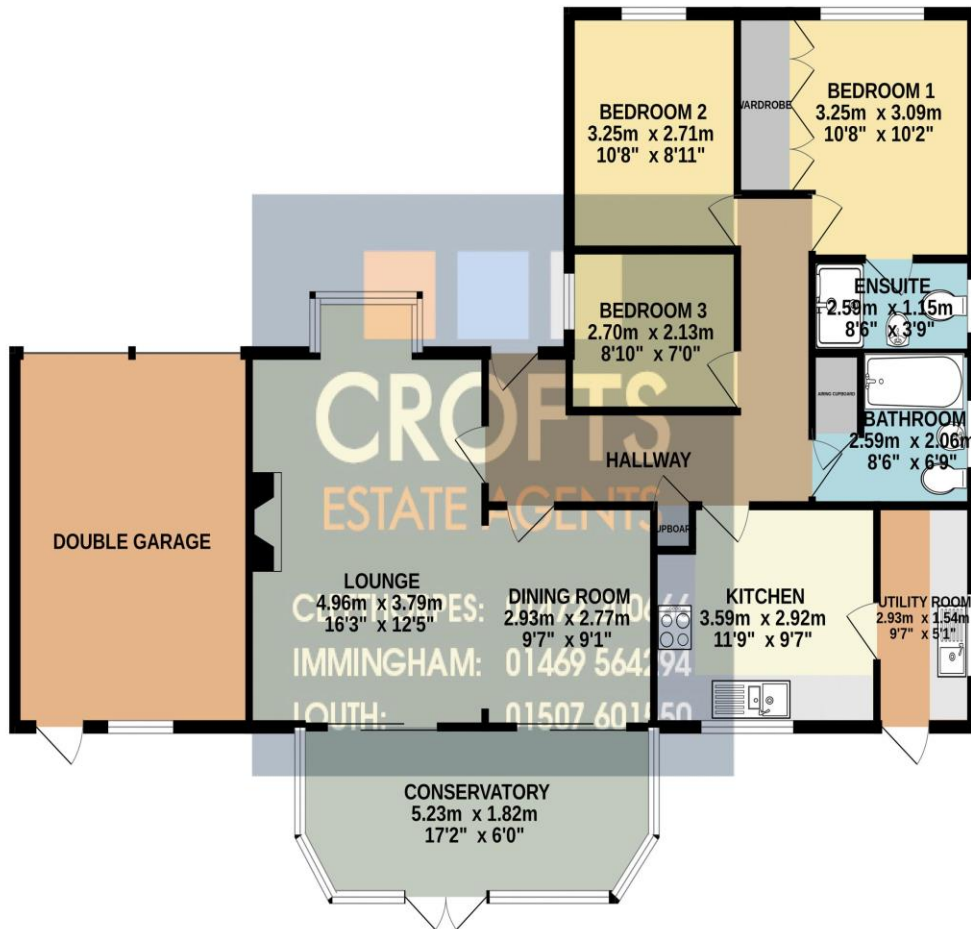
**Mortgage and Financial Advice**

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  
118.6 sq.m. (1277 sq.ft.) approx.



TOTAL FLOOR AREA: 118.6 sq.m. (1277 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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