



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



3 Queen Mary Avenue  
Cleethorpes  
DN35 7SW

Offers in the Region Of  
£189,950

Coming to the market with NO FORWARD CHAIN is this well presented and substantial three bedroom semi detached house. Making a great first or second time buy or buy to let purchase with lets being achieved on this property at £850 PCM, this property offers a flexible layout with good quality kitchen and bathroom. The property occupies a superior plot with good sized low maintenance gardens with brick summer house, covered decking and slab patios. Parking is taken care of with large concrete driveway to detached brick and tile garage to the rear of the plot. Internally the property offers, entrance porch and hall, lounge, dining room, kitchen, stairs and landing to the ground ground floor with three bedrooms and family bathroom to the first floor. Situated close to local schools, transport links, amenities and parks making it the perfect family home.

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 :

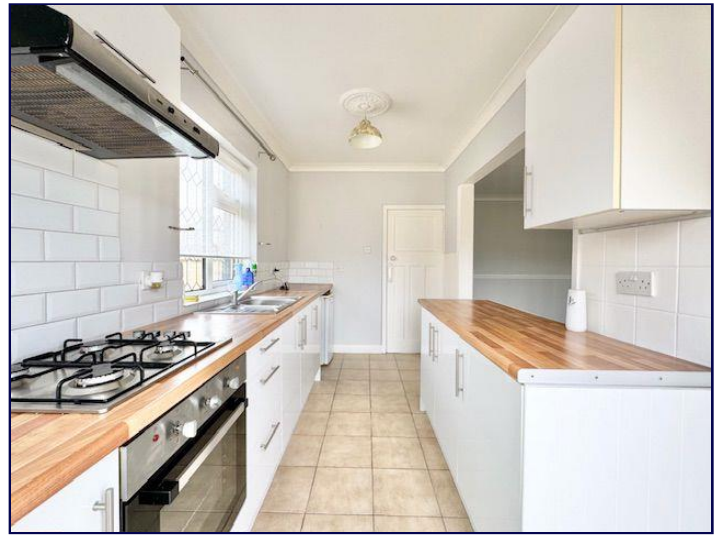
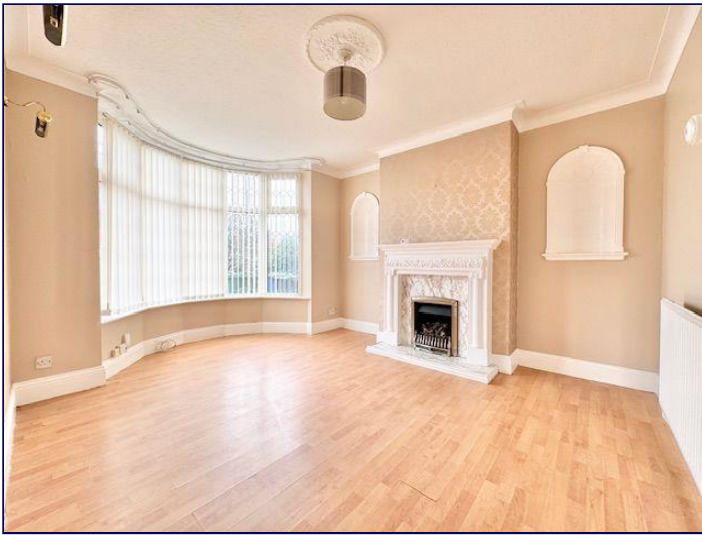
Email: Louth :

info@croftsstateagents.co.uk

immingham@croftsstateagents.co.uk

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



**Entrance porch**

2' 9" x 5' 8" (0.83m x 1.73m)

A short entrance porch has uPVC frosted door and three windows to the old open porch with white half tiled walls with pale grey decor over and cream tiled floor.

**Entrance hall**

14' 5" x 5' 9" (4.39m x 1.75m)

A bright entrance hall has stunning original wood door with stain glass windows and leading. The hall has pale grey decor to coving, grey carpet, picture rail, under stairs storage and walk in cupboard which could make a perfect down stairs cloakroom.

**Lounge**

11' 11" x 11' 6" (3.64m x 3.50m)

The lounge has large walk in curved uPVC bay window with vertical blinds, wood laminate flooring, neutral decor, two wall lights, ceiling rose and pendant light, radiator and feature fireplace with gas fire and marble inset and hearth.

**Dining room**

15' 0" x 10' 2" (4.58m x 3.10m)

Open plan to the kitchen the dining room has grey decor to coving and dado rail, grey carpet, radiator, ceiling rose and pendant, uPVC window and sliding door to the rear garden and feature Roman style fireplace with gas fire and marble inset and hearth.

**Kitchen**

13' 3" x 7' 0" (4.04m x 2.13m)

The kitchen has white high gloss wall and base units to two sides with wood effect work tops over and one and a half sink drainer. There are white metro tile splash backs, pale grey decor to coving, space for low level fridge freezer, utility cupboard with space and plumbing for washing machine and dryer, integral appliances including oven grill, gas hob and extractor over, uPVC window and blind to the side and uPVC window and sliding door to the rear. The room has cream tile floor.

**Stairs and landing**

With grey carpet and neutral decor to both the landing has frosted uPVC window to the side with blind, radiator, pendant light and large loft access with built in ladder access.

**Bedroom One**

11' 11" x 10' 4" (3.63m x 3.16m)

With grey carpet, grey and white decor, uPVC window, radiator and pendant light.

**Bedroom Two**

11' 11" x 9' 6" (3.64m x 2.89m)

The second double has two built in cupboard neutral grey carpet and grey decor, radiator, pendant light and uPVC window to the front

**Bedroom Three**

8' 2" x 7' 8" (2.49m x 2.34m)

With uPVC window to the front, cream decor, wood laminate floor, pendant light and radiator.

**Family Bathroom**

6' 8" x 8' 8" (2.03m x 2.65m)

With three piece white suite, shower over the bath with glass bi-folding glass screen, white splash back tiling, white decor, grey wood effect vinyl floor, uPVC frosted window, six down lights, extractor and radiator.

**Detached Garage**

15' 5" x 9' 3" (4.70m x 2.83m)

A brick and tile detached garage has metal up and over door to the front, wood single glazed window to the side and power and light inside.

**Outbuilding**

5' 8" x 11' 11" (1.72m x 3.64m)

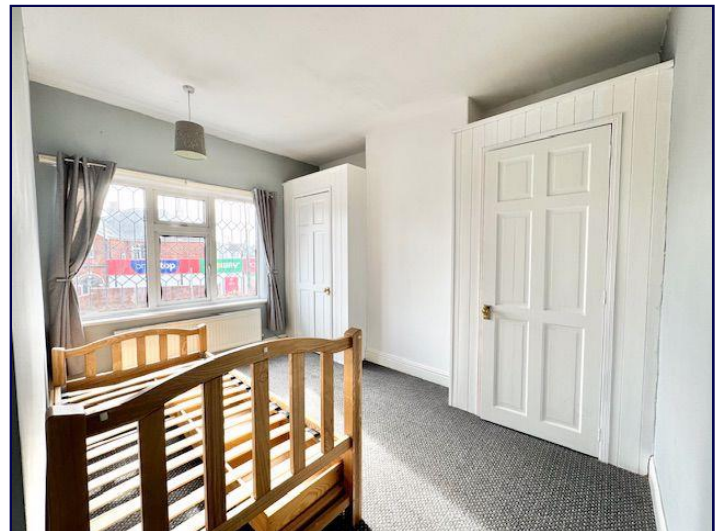
The brick outbuilding has wood door entrance, uPVC windows and corrugated roof with separate storage room.

**Rear garden**

The rear garden is of low maintenance with concrete and block paved driveway to garage from iron gates to garage on one side with slab patio area to the rest of the garden. There are well stocked barked soil borders to one side with a combination of fence and brick boundaries.

**Front garden**

The front has block paved driveway to the side metal gates with low maintenance gravel garden area with well stocked soil borders. The garden has brick and fence boundaries with metal gates to the driveway.



**Tenure**

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

**Services**

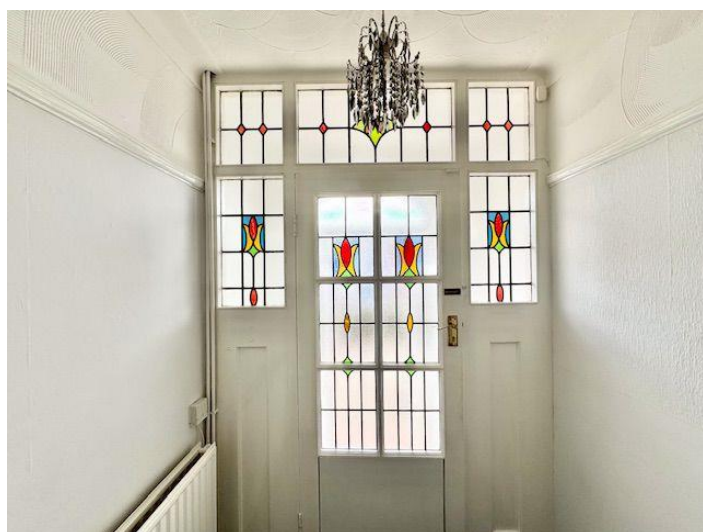
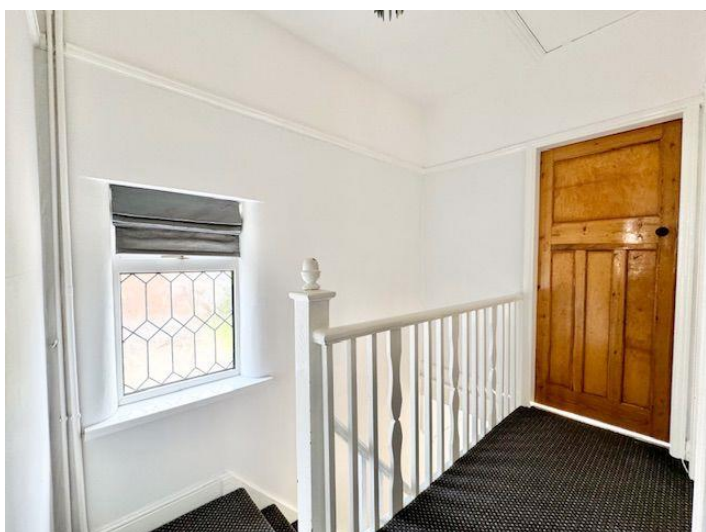
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and 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)



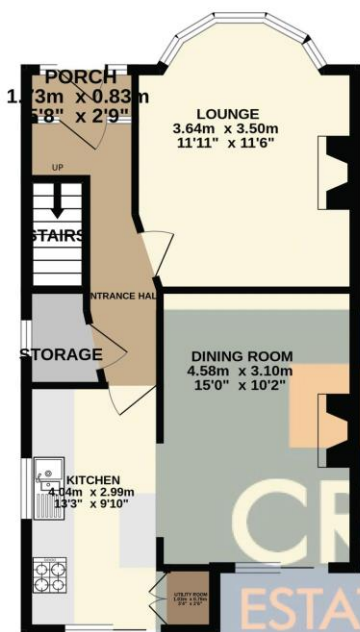


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

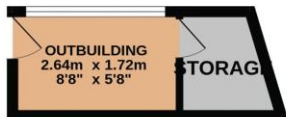
GROUND FLOOR  
66.7 sq.m. (718 sq.ft.) approx.

1ST FLOOR  
36.5 sq.m. (393 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA : 103.3 sq.m. (1111 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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