



CROFTS ESTATE AGENTS

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



Carr Lane

Cleethorpes
DN35 7SB

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extended semi detached property located within the town of Cleethorpes. Ideal for a family, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools. The property has been extended to the ground floor creating a fourth bedroom, en-suite and a larger kitchen. Internal viewing will reveal the entrance hall, lounge, sitting room, WC, kitchen-diner, four bedrooms, an en-suite and bathroom. Externally there is ample off road parking to the front and the rear garden is a great size and also has a garage accessed through gates off Hamont Road. The property also benefits from uPVC double glazing and gas central heating.

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Entrance Hallway

The entrance hall reveals a radiator and laminate flooring.

WC

The WC has partially tiled walls, laminate flooring, a WC and a basin.

Lounge

11' 11" x 12' 3" (3.63m x 3.74m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Sitting Room

15' 5" x 11' 6" (4.70m x 3.51m)

The sitting room has a window to the rear elevation, a radiator and laminate flooring.

Kitchen/Diner

13' 9" x 13' 11" (4.18m x 4.23m)

The kitchen-diner has two windows and a door to the rear elevation, a radiator and a tiled floor. There is also a modern fitted kitchen with extensive units with a one and a half sink and drainer, plumbing for a washing machine, an integral fridge and freezer and also an electric oven and hob. There is also a good space for a dining table and chairs.

Bedroom Four

11' 10" x 6' 6" (3.60m x 1.98m)

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

En-suite

The en-suite has tiled walls and flooring, a WC, basin and a mains shower.

First Floor Landing

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

Bedroom One

11' 8" x 12' 6" (3.56m x 3.80m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.46m)

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

Bedroom Three

7' 8" x 6' 7" (2.34m x 2.01m)

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

Bathroom

7' 3" x 6' 1" (2.20m x 1.86m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, a basin and a P shaped bath with a glass screen.

Garage

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

Outside

With ample off road parking to the front on the block paved driveway. The rear garden is a great size with a decked and patio area ideal for alfresco dining and also an area with artificial grass, all enclosed by perimeter fencing and brick walls. The garage is accessed off Hamont Road through double gates.

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

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

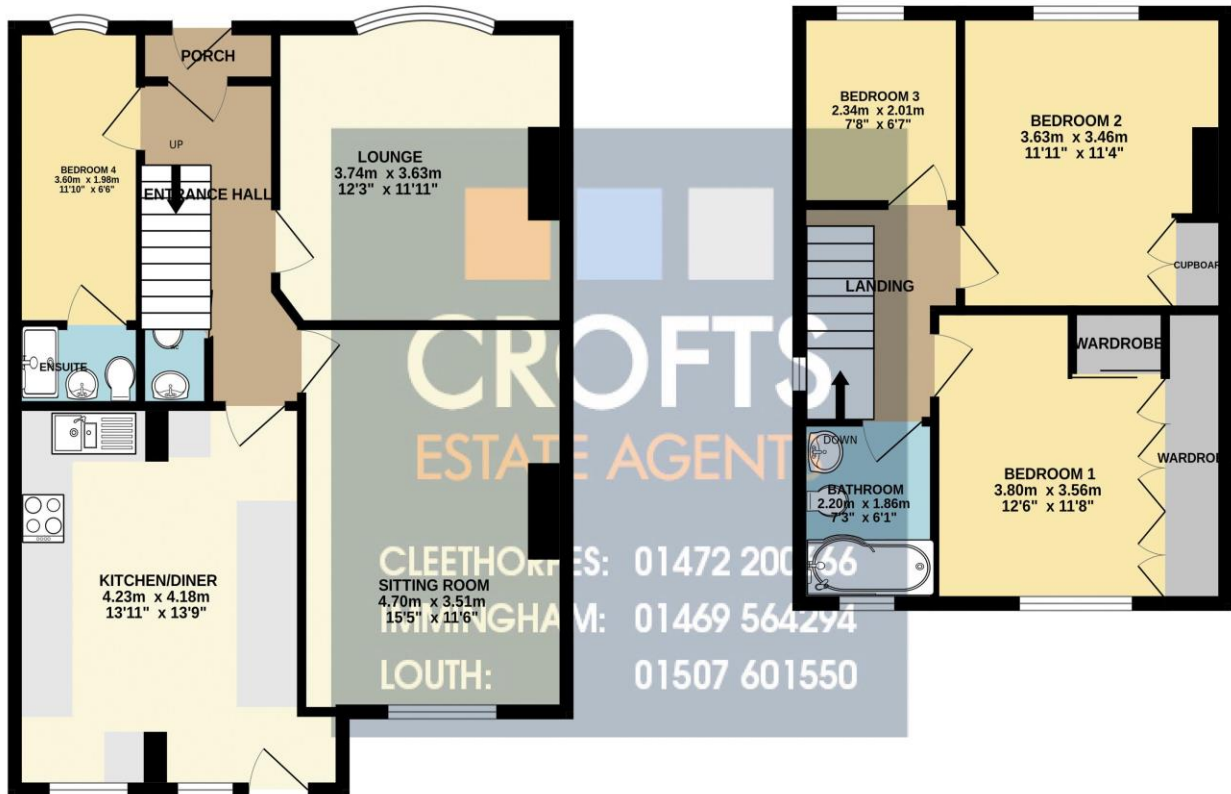
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
62.1 sq.m. (668 sq.ft.) approx.

1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



TOTAL FLOOR AREA : 101.1 sq.m. (1089 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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