



CROFTS ESTATE AGENTS

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



Philip Grove

Cleethorpes
DN35 9DH

£215,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this deceptively spacious and extended semi detached dorma bungalow. Located within a highly desirable part of the town, this property comes with viewing highly advised. Ideal for someone looking to downsize, local amenities are nearby and also the town centres of both Cleethorpes and Grimsby. Extended all the way across the rear of the property, internal viewing will reveal the entrance hall, lounge, breakfast-kitchen, dining room, conservatory, two bedrooms and shower room. Externally there are good sized gardens to the front and rear with decorative flower beds, ample off road parking and a detached garage. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

14' 1" x 10' 7" (4.28m x 3.23m)

The lounge has dual aspect windows to front and side elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Breakfast Room

21' 2" x 7' 7" (6.44m x 2.32m)

With dual aspect windows to the side and rear elevation, a door to the rear, a radiator, vinyl flooring and a wooden floor. There is also a range of fitted units with a sink and drainer and an induction hob.

Conservatory

9' 2" x 13' 9" (2.79m x 4.19m)

The conservatory has dual aspect windows to the rear and side elevation, sliding patio doors to the rear and a carpeted floor.

Dining Room

12' 10" x 8' 6" (3.91m x 2.58m)

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

Bedroom One

12' 6" x 11' 11" (3.80m x 3.64m)

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

Shower Room

9' 10" x 5' 6" (2.99m x 1.67m)

The shower room has an opaque window to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin, fitted storage and a shower cubicle with a mains operated shower.

Bedroom Two

12' 2" x 12' 8" (3.72m x 3.86m)

Bedroom two has a Velux window to the rear elevation, a radiator, carpeted floor and eaves storage.

Garage

With double doors to the front, windows to the side and rear and electrics.

Outside

With a tidy low maintenance front garden providing ample off road parking and then gates to the rear garden. The rear garden has a lovely sized lawn with a low maintenance area, flower bed and an area to grow your own fruit and vegetables.

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

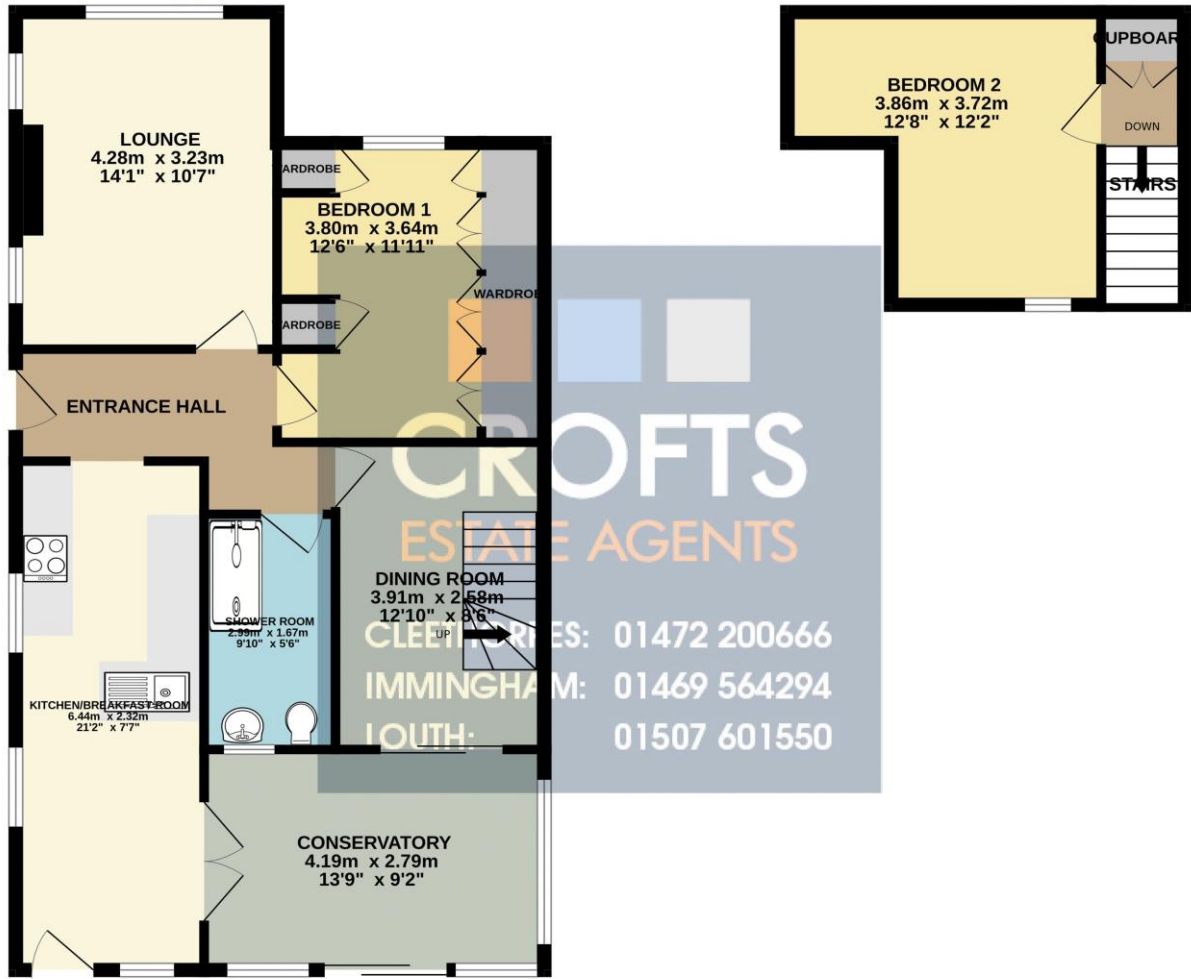
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
73.3 sq.m. (789 sq.ft.) approx.

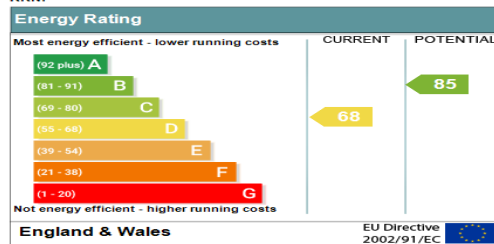
1ST FLOOR
15.5 sq.m. (167 sq.ft.) approx.



TOTAL FLOOR AREA: 88.8 sq.m. (956 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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Address: 38 Philip Grove, CLEETHORPES, DN35 9DH
RRN:



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