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



Kingsway

Cleethorpes
DN35 0AB

£295,000

Candy floss, doughnuts and sticks of rock, all a few short steps from this lovely home which is situated just a few steps from the beach itself, comprising of a three bedroom town house (originally four). With the added bonus of parking and a detached garage to the rear, internal viewing is essential. This lovely home benefits from gas central heating and uPVC double glazing and briefly comprises of entrance hallway, well proportioned lounge/diner, ground floor shower room/utility, family room, landing, shower room and three double bedrooms, one of which was previously two bedrooms and could be separated again for those wishing to do so. Front and good sized southerly facing rear garden, drive and detached garage with store area and attached greenhouse.

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Entrance Hallway

13' 8" x 3' 4" (4.169m x 1.022m)

Offering composite entrance door to the front elevation. Central heating radiator. Borrowed light window from the living room.

Lounge/Diner

26' 3" x 13' 0" (7.993m x 3.955m)

This lovely light and airy room offers ample space to accommodate both dining and living areas. The living area is to the front and has a uPVC double glazed bow window looking across the road and towards the beach. A feature of the living area has to be that of the log burner which is inset into the chimney breast wall. Pleasantly presented in a neutral decor and with attractive oak flooring and having coving to the ceiling. Two central heating radiators. There is a uPVC double glazed window to the side elevation to the dining area. Staircase to the first floor.

Lobby

With tiled flooring the lobby area opens to the kitchen and has a door to the shower/utility room.

Utility/Shower Room

6' 9" x 5' 10" (2.064m x 1.772m)

With two uPVC double glazed windows to the side elevation, this is a useful space and is fitted with a corner shower with electric shower, close coupled w.c and a sink with space beneath with

plumbing for a washing machine. Chrome effect central heating radiator.

Kitchen

10' 9" x 11' 10" (3.278m x 3.608m)

With uPVC double glazed window and entrance door to the side elevation the kitchen offers a range of base units and has space for a range oven with chimney extractor over. Splashback tiling. Plumbing for a dishwasher. Continuation of the tiled flooring. Central heating radiator.

Family Room

11' 7" x 11' 5" (3.524m x 3.484m)

A versatile space that could be used for a variety of things and has a uPVC double glazed French door to the rear elevation with adjoining side and overhead glazed panels. Wooden floorboards.

First Floor Landing

Offering loft access to the ceiling and a central heating radiator.

Bedroom One

13' 4" x 13' 0" min but into wardrobes (4.054m x 3.960m)

uPVC double glazed window to the front elevation overlooking the beach front and a further double glazed window to the rear. Fitted wardrobes along one wall. Central heating radiator.

Shower Room

11' 8" x 5' 0" (3.552m x 1.534m)

With wooden panelling the shower room is fitted with a shower, close coupled w.c and a vanity wash hand basin. Two uPVC double glazed windows to the side elevation. Down lighting to the ceiling. Chrome effect central heating radiator. Two pin electric plug.

Bedroom Two

17' 8" x 7' 11" (5.375m x 2.413m)

This was originally two bedrooms and would be a relatively simple job to convert back for those wishing to do so. Two uPVC double glazed windows to the side elevation. Two central heating radiators. Storage with fitted wash basin.

Bedroom Three

10' 5" x 11' 1" (3.182m x 3.367m)

uPVC double glazed window to the rear elevation. Central heating radiator. Wooden flooring. Wood cladding. Two built in storage cupboards.

Outside

The property benefits from front and rear gardens with the rear garden enjoying a southerly facing aspect. The rear garden has patio area and a gravelled garden for a relatively low maintenance area.

Garage and Parking

To the rear of the garden there is a detached garage which has a personal door from the garden and an electric door to the lane at the rear. The garage has internal light and power points and has an adjoining work shop or log store space leading from the garage. Attached to the garage there is a greenhouse which does require some slight remedial works. Stepping out of the garage to the rear takes you to a shard lane accessed via Bradford Avenue and provides parking for one or two cars externally to the garage.

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

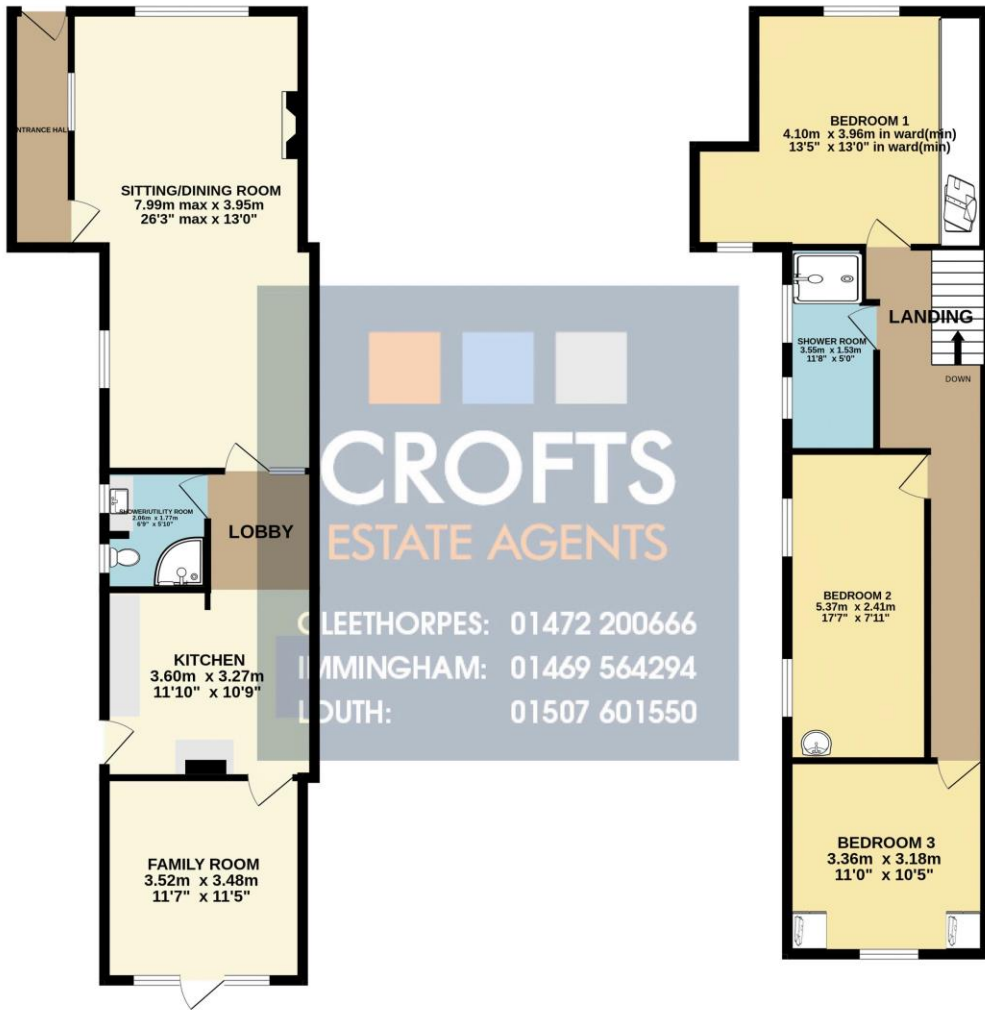
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
65.0 sq.m. (699 sq.ft.) approx.

1ST FLOOR
59.8 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA : 124.7 sq.m. (1343 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 | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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