



CROFTS ESTATE AGENTS

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



Newbold Court

Cleethorpes
DN35 8BX

£239,950

We are pleased to be able to present to the market this superbly presented and greatly improved three bedroom semi-detached home creating an ideal purchase for a variety of buyers looking for that ready to move into home. Ideally located a short walk of St Peters Avenue and the many shops and facilities it has to offer and also with close proximity to the beach, early viewing is advised. This lovely home benefits from the remainder of the builders NHBC warranty and offers double glazing, gas central heating to the first floor and underfloor heating to the ground floor. The accommodation on offer briefly comprises entrance hallway, cloakroom, bay fronted living room with bespoke fitted display/media cabinets, stylish fitted kitchen with integrated NEFF appliances, landing, modern bathroom and three bedrooms, two of which have quality fitted wardrobes with the third having fitted storage cupboard. Open plan frontage with parking for two cars. Landscaped rear garden, with patio areas, artificial lawn and the option to purchase a lovely garden room/office via separate negotiation.

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Entrance Hallway

Pleasantly presented and offering entrance door to the front elevation and a uPVC double glazed window to the side. Staircase to the first floor with cloakroom beneath. Underfloor heating

Cloakroom

5' 6" x 2' 9" (1.673m x 0.848m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and wash hand basin.

Lounge

16' 8" x 9' 3" (5.092m x 2.830m)

Beautifully presented and having walk in uPVC double glazed bay window to the front elevation. A feature to this room is the recently installed media wall with storage cupboards and illuminated shelving with central feature electric fire and surround. Underfloor heating.

Kitchen/Diner

11' 2" x 16' 5" (3.401m x 4.992m)

A stylish fitted dining kitchen with breakfast bar as well. Offering an excellent array of fitted wall and base units with contrasting work surfacing and breakfast bar. Inset one and a half sink and drainer. NEFF integrated oven and four ring induction hob with chimney extractor over. Integrated Neff fridge/freezer and dishwasher. Splashback tiling. uPVC double glazed window and French doors to the rear elevation.

First Floor Landing

uPVC double glazed window to the side elevation.

Bathroom

8' 3" x 6' 6" (2.504m x 1.983m)

Again a stylish bathroom equipped with a close coupled w.c and basin set in a modern unit and finally a panelled bath with screen and thermostatic shower over. Splash back tiling. uPVC double glazed window. Black towel radiator. Storage cupboard and gas boiler.

Bedroom One

12' 6" to wardrobes x 9' 6" (3.812m x 2.896m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

Bedroom Two

11' 0" min x 7' 10" into wardrobes (3.357m x 2.389m)

Offering uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes along one wall.

Bedroom Three

8' 7" x 8' 1" (2.616m x 2.453m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted cupboard and shelving.

Outside

To the front of the property the garden is majority paved, creating off road parking for two cars. Side access to the rear garden. One of the selling features to this lovely home as to be the upgraded garden, which has been designed for the purpose of home entertaining with patio and paved areas, artificial lawn and a large metal pergola which may be available via separate negotiation. To the rear of the garden there is a garden room/office which is fully insulated and has light and power and again this may be available subject to separate negotiation.

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 C: 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

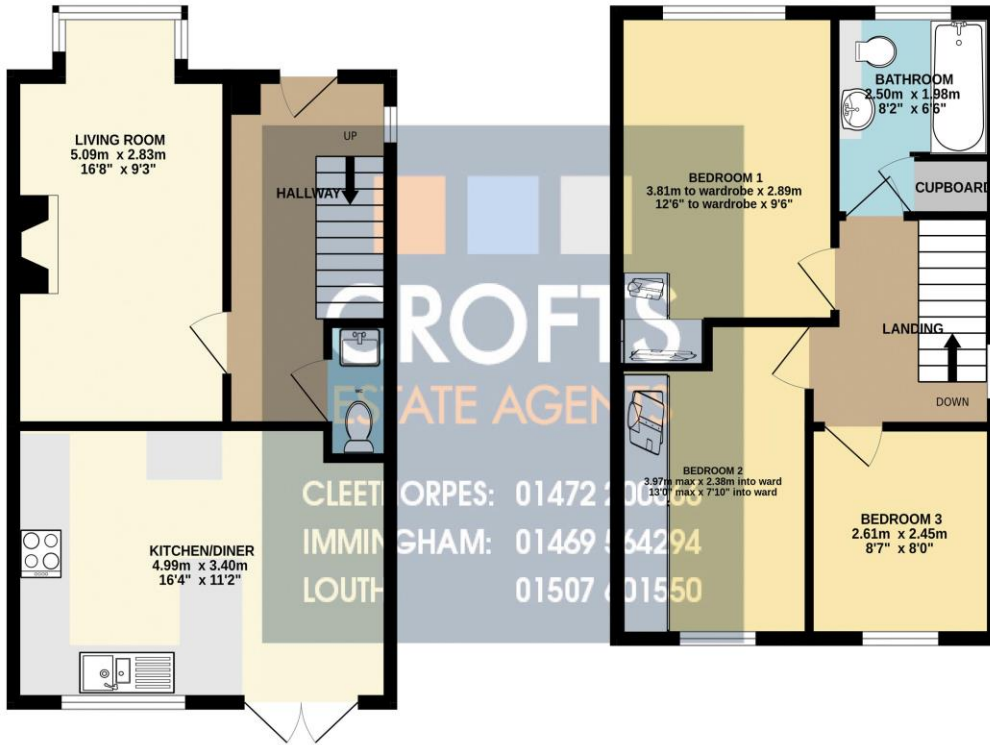
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
39.0 sq.m. (419 sq.ft.) approx.

1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 77.4 sq.m. (834 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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