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



Jubilee House Fleetway
North Cotes
Grimsby
DN36 5UT

£199,950

Crofts Estate Agents of Lincolnshire are delighted to offer to the market a very competitively priced four bedroom semi detached house. This rare opportunity to purchase a substantial family home is situated handily between the market town of Louth and the busier Towns of Cleethorpes and Grimsby and has recently been decorated inside and out. Briefly comprising entrance hall, lounge, conservatory, ground floor bathroom, kitchen breakfast room to the ground floor and four bedrooms and first floor WC this property has all you need for comfortable living for the larger family. Outside the property has secure private front garden laid to lawn with off road parking for two cars on neatly presented blue slate and concrete driveway. Well worth a visit in person to appreciate whats on offer so book your viewing now to avoid disappointment.

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 :

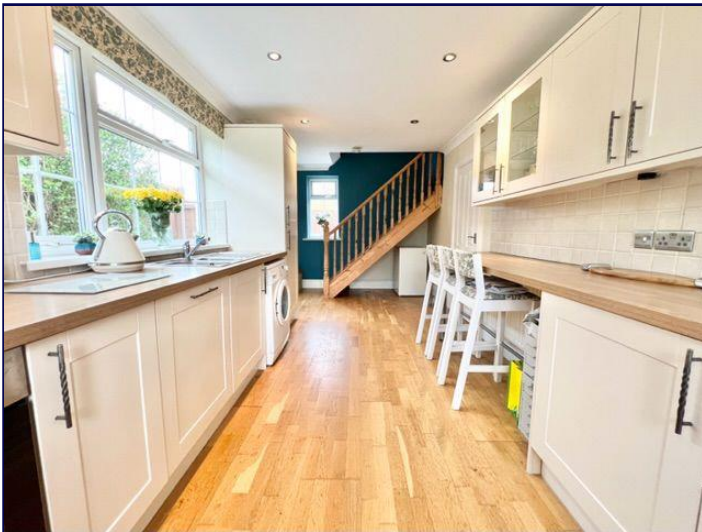
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance hall

An L shaped entrance hall has wood laminate, uPVC frosted door to the front parking area, storage cupboard, pale green decor to coving, radiator with cover and pendant light.

Lounge

12' 10" x 13' 9" (3.92m x 4.20m)

The lounge also has wood laminate flooring, green decor to coving, full length window and sliding door to the conservatory, open brick fireplace with tiled hearth and wood mantle, radiator and pendant light.

Kitchen breakfast room

21' 4" x 8' 10" (6.51m x 2.69m)

A good sized kitchen diner has cream wall and base units to three sides with wood effect work tops over, cream tiled splash backs and cream decor. The kitchen has integral appliances including electric hob, oven grill, 50/50 fridge freezer and dishwasher. The room has one and a half sink drainer, three uPVC windows, eight down lights, wood laminate flooring, breakfast bar for 4 people, uPVC frosted door to the side and radiator. The stairs to the first floor are open to the kitchen.

Family Bathroom

7' 9" x 6' 4" (2.36m x 1.92m)

The bathroom is the ground floor and has matching white three piece suite with shower over bath having glass screen. The room

has fully tiled cloudy brown tiles to both floor and walls, there is a uPVC frosted window, chrome towel radiator and down lights.

Stairs and Landing

Open to the kitchen the stairs and landing have neutral decor and carpet plus pendant light.

Bedroom One

9' 7" x 14' 0" (2.92m x 4.27m)

The largest bedroom has grey carpet, grey decor with feature wall, uPVC window to the front, built in storage cupboard, pendant light with ceiling rose, radiator and original feature cast iron open fireplace.

Bedroom Two

8' 5" x 8' 10" (2.56m x 2.70m)

The second bedroom has uPVC window to the front, wood laminate flooring, white and blue decor, radiator and pendant light.

Bedroom Three

8' 1" x 10' 10" (2.46m x 3.30m)

Another double room has uPVC window, wood laminate flooring, of white decor with feature wall, radiator and pendant light

Bedroom Four

12' 8" x 9' 0" (3.85m x 2.75m)

A single room with uPVC window to the side wood laminate flooring, grey decor with feature walls, storage, radiator and pendant light.

FF Cloakroom

3' 1" x 5' 11" (0.93m x 1.80m)

The first floor benefits from a cloakroom that has matching white vanity sink and WC. The room has cream decor, laminate click tiled floor and pendant light.

Front parking area

The front of the house has open fronted off road parking for two cars on blue slate and concrete drive.

Rear Garden

The rear garden is laid to lawn with tall fence and privet hedge and wall to the boundaries. The garden has slab path through the grass from the side timber gated access to the rear large storage shed at the back of the garden.



Tenure

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

Services

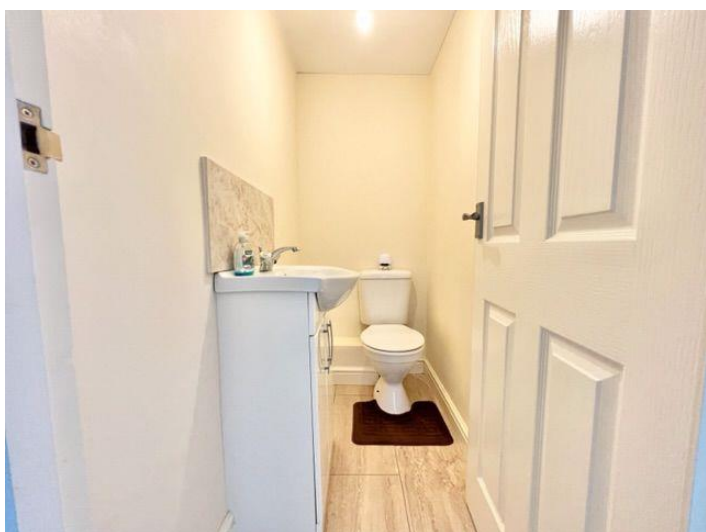
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

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





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
53.6 sq.m. (577 sq.ft.) approx.



1ST FLOOR
43.1 sq.m. (463 sq.ft.) approx.



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TOTAL FLOOR AREA : 96.7 sq.m. (1040 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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