



CROFTS ESTATE AGENTS

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



Loveden Court

Cleethorpes
DN35 0JH

Offers in the Region Of
£320,000

Crofts estate agents are delighted to offer for sale this spacious detached property which is located within the popular seaside town of Cleethorpes. Ideal for a variety of buyers, this property is located within a desirable area within the town and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the spacious entrance hall, lounge, dining room, kitchen, three double bedrooms and the bathroom. Externally there are gardens to the front and rear with ample off road parking and a detached garage. The property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Through the entrance porch reveals a spacious and welcoming hallway, a window to the rear elevation, two radiators and laminate flooring. There is also access to the under stairs cupboard.

Lounge

16' 5" x 11' 3" (5.00m x 3.44m)

The lounge has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and laminate flooring. There is also a feature fire place.

Dining Room

10' 11" x 8' 5" (3.34m x 2.57m)

The dining room has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

10' 11" x 11' 3" (3.34m x 3.43m)

The kitchen has a window and door to the rear garden, a radiator and a tiled floor. There is also a fitted kitchen with units to base and eye level, Granite worktops, an inset sink and drainer, plumbing for a washing machine and space for a small table and chairs if required.

Bedroom One

12' 0" x 10' 11" (3.65m x 3.34m)

Bedroom one has a window to the front elevation, a radiator and laminate flooring.

Bathroom

5' 11" x 8' 4" (1.80m x 2.55m)

The bathroom has an opaque window to the side elevation, a heated towel rail, radiator and a tiled floor. There is also a white suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

Stairs

Carpeted stairs lead to the first floor.

Bedroom Two

12' 0" x 14' 2" (3.65m x 4.31m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring. There is also access to eaves storage.

Bedroom Three

11' 11" x 9' 2" (3.63m x 2.79m)

Bedroom three has dual aspect windows to the front and rear elevation, a radiator and laminate flooring. There is also built in storage.

Garage

With an electric entry door and electrics.

Outside

The front garden has a large block paved driveway providing ample off road parking and there is also a small low maintenance area. The rear garden has a lawn and is a great space for a family to enjoy.

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
68.2 sq.m. (734 sq.ft.) approx.

1ST FLOOR
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA : 96.9 sq.m. (1043 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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