



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Sherburn Street

Cleethorpes  
DN35 8TX

Offers in the Region Of  
£190,000

Crofts estate agents are delighted to offer for sale this extended semi detached property which is located within the town of Cleethorpes. Ideal for a family, the property is located within close proximity to a wide variety of local amenities with schools and shops nearby. Internal viewing will reveal the entrance hall, lounge, WC, kitchen-diner, three bedrooms and the bathroom. Externally there are gardens to the front, side and rear with a driveway and garage and 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 a radiator and laminate flooring. There is also under stairs storage.

### WC

The WC has an opaque window to the side elevation, a radiator and a tiled floor. There is also a WC and a basin.

### Lounge

11' 5" x 11' 11" (3.47m x 3.63m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

### Study Area

5' 10" x 9' 10" (1.78m x 2.99m)

Off the lounge with a radiator and laminate flooring.

### Kitchen/Diner

17' 1" x 18' 3" (5.21m x 5.55m)

The kitchen-diner is a great size with a window to the rear elevation and French doors to both the side and elevation, coving to the ceiling, two radiators and a tiled floor with under floor heating. There is an extensive range of fitted units with a one and a half sink and drainer, a dishwasher, washing machine, fridge-freezer, an electric double oven and a gas hob with an extractor over. There is also space for a dining table and chairs and an Island with a breakfast bar.

### First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

### Bedroom One

11' 5" x 11' 11" (3.47m x 3.64m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

12' 5" x 10' 0" (3.79m x 3.05m)

Bedroom two has window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Three

8' 4" x 7' 11" (2.54m x 2.41m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

7' 3" x 5' 10" (2.22m x 1.77m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a P shaped bath with a glass screen and mains shower.

**Garage**

The garage has an up and over door.

**Outside**

With gardens to the front, side and rear with an area with a lawn, established shrubs and patios to the side and rear both ideal for basking in the sun an alfresco dining. With gates opening to provide access to the front door and parking to the rear with ample space for vehicles and access 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](http://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](http://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

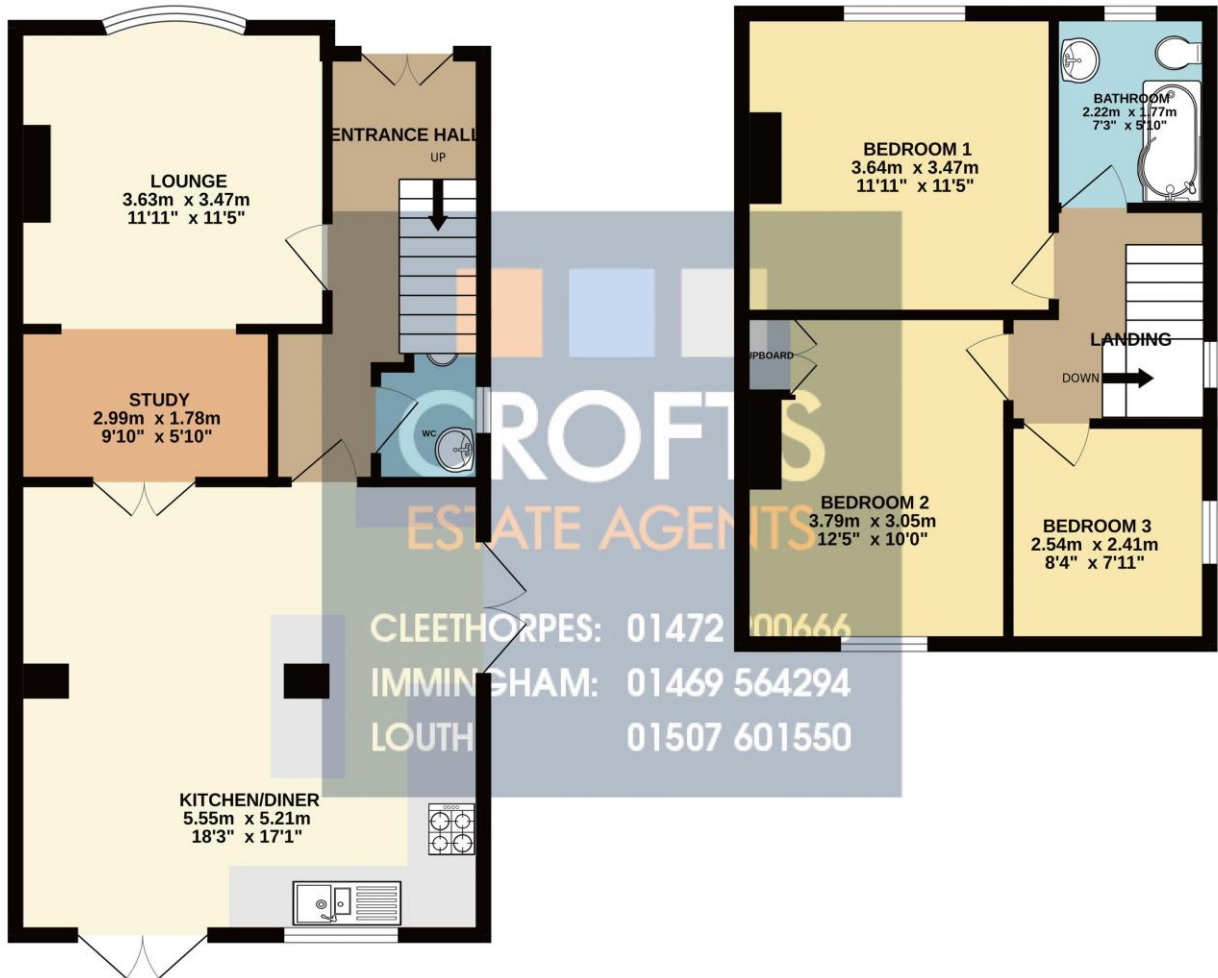
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*





GROUND FLOOR  
55.5 sq.m. (597 sq.ft.) approx.

1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.

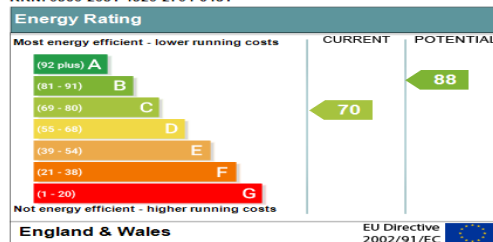


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TOTAL FLOOR AREA : 94.0 sq.m. (1012 sq.ft.) approx.

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: 66 Sherburn Street, CLEETHORPES, DN35 8TX  
RRN: 0360-2051-4320-2704-6481



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