



# CROFTS ESTATE AGENTS

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



3 Lidgard Road  
Humberston  
DN36 4XW

Offers in the Region Of  
£299,950

Crofts Estate Agents are pleased to offer to the market this superbly presented four bedroom detached house. Situated within a stones through of just about all you would need for the everyday family in terms of shops, amenities, transport links, pubs, schools and parks, things really dont come much better. On top of the position this wonderful family home has been invested in and improved all within the last two years with new bathroom, rendered front, new windows to mention but a few items. The property has a very flexible layout to suit most requirements and briefly comprises entrance hall, lounge, open plan kitchen diner living, ground floor bedroom which could be another reception room, ground floor bathroom with shower over bath with three further bedrooms to the first floor. Outside the property boasts good sized parking to the front with space for camper van or up to three cars plus garage whilst the south west facing rear garden has superb decked area with impressive fully equipped summer house with bar! A must see property you are sure to be impressed by.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance hall

The entrance is L shaped and is from the side of the property through a new grey uPVC glazed door with side uPVC window. The hallway is open to the stairs to the first floor and has cream tiled flooring, under floor heating, three down lights with cream white decorated walls.

#### Lounge

18' 2" x 12' 1" (5.53m x 3.68m)

A good sized lounge has new uPVC window to the front with fitted blinds, grey carpet and complimentary decor, open hearth as a centre piece, pendant light, two wall lights and radiator.

#### Kitchen dining living room

18' 3" x 16' 2" (5.56m x 4.94m)

This is a superb room to the rear of the property which all homes need. Kitchen living diner with blue painted kitchen with butchers block worktop and white ceramic sink over to one side, dining table for four in the centre of the room with settee to the other. The room has cream tiled floor running in from the hallway, bi-folding uPVC doors to the rear garden. uPVC window to the side, space for appliance including Range cooker with fixed extractor over, American style fridge freezer and dishwasher. The room has white metro tiled splash backs, sandstone grey painted walls to coving, under floor heating, eight down lights and four pendants.

#### Bedroom Four / Reception room

12' 0" x 8' 2" (3.67m x 2.50m)

The fourth bedroom is to the ground floor but is probably second in size. This room could be used as another reception room depending on the users needs. The room has new uPVC window to the front with fitted blinds, grey carpet, creamy yellow walls to coving, pendant light and radiator.

#### Family Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)

A beautiful new bathroom has fitted three piece suite with thermostatic shower over bath, vanity sink and WC. The room has white metro tiled splash backs, glass shower screen, white decor, frosted uPVC window, gold colour towel radiator, grey wood laminate floor an ceiling light.

#### Laundry room

6' 3" x 3' 11" (1.90m x 1.20m)

An external laundry room has uPVC door, two wood windows, tiled floor with plumbing and space for a washing machine and dryer.

#### Stairs and landing

An open sided staircase has grey carpet and white decor, storage cupboard, velux window and ceiling lights.

### Bedroom One

15' 0" x 11' 3" (4.58m x 3.43m)

Largest bedroom with uPVC window and blinds to the front, neutral light decor, grey carpet, ceiling light, radiator and eaves storage to both sides.

### Bedroom Two

11' 9" x 7' 4" (3.57m x 2.23m)

The middle bedroom to the first floor has Velux window, purple decor, grey carpet, radiator, pendant light and built in storage.

### Bedroom Three

9' 3" x 12' 1" (2.81m x 3.68m)

With uPVC window and blind to the rear, the smallest bedroom has blue decor, grey carpet, radiator, ceiling light and built in storage.

### Garage

16' 1" x 8' 10" (4.90m x 2.68m)

An attached brick garage with corrugated roof has up and over metal door to the front, power and light with open access from the lean to to the rear.

### Lean to

4' 0" x 8' 10" (1.22m x 2.68m)

A metal lean to at the back of the garage has uPVC frosted door and corrugated plastic roof.

### Summer house

12' 4" x 9' 1" (3.77m x 2.77m)

A well built timber summer house has been converted into an outside bar but of course could have many uses. The timber structure has two glazed doors and window to the front plus power and light internally.

### Rear garden

The south west facing garden has a large decked area, recently treated across the back of the house and to the summer house. There is a lawn area with retained gravel borders hosting a variety of maturing and mature plants. The garden has secure timber boundaries with new timber gates to the side leading to the front. There is a fitted Pagoda with electrics beneath to power a hot tub which is currently there. The rear is superb for entertaining when couple with the bi-folding doors to the rear of the house.

### Front garden and parking

The front of the property has an open front driveway with parking for up to three cars plus access to the garage. The area is big enough to take a camper van or caravan up to a certain size. There is a separate pedestrian access which is concrete and slab path leading to the entrance. The entrance is ramped which makes disabled access much easier. The front has neat hedge to the front with fence and wall to the sides.



**Tenure**

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

**Services**

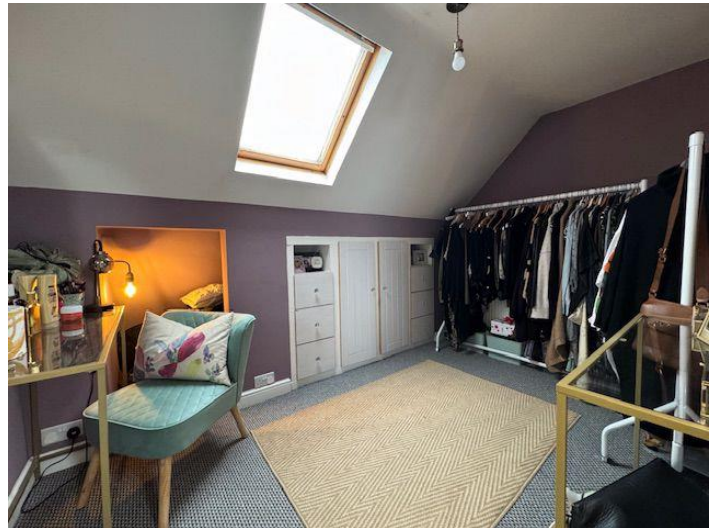
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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  
79.4 sq.m. (855 sq.ft.) approx.

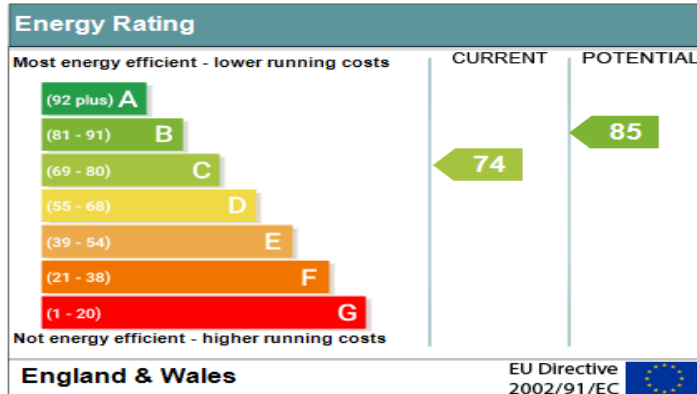
1ST FLOOR  
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA: 134.6 sq.m. (1449 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: 3 Lidgard Road, Humberston, GRIMSBY, DN36 4XW  
RRN:



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