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



Sandringham Road

Cleethorpes
DN35 9EZ

£175,000

Coming to the market with **NO FORWARD CHAIN** is this charming solidly built three bedroom semi detached house. Situated on a busy bus route to Cleethorpes and Grimsby, close to good schooling, parks and amenities, this property makes the perfect first time buy or step two family home. With the potential of off road parking to the front and family sized rear gardens this property ticks lots of boxes. The property briefly consists of entrance hall, new fitted kitchen with appliances, spacious lounge diner, conservatory, utility and cloakroom combined to the ground floor and three bedrooms and separate bathroom and WC to the first floor. A must see property we feel will be in high demand so book your viewing now!

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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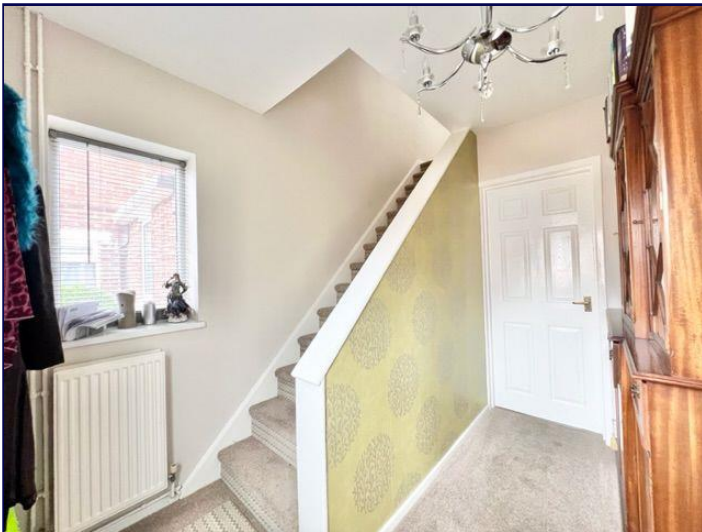
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Entrance hall

9' 1" x 7' 3" (2.78m x 2.22m)

Entered through frosted timber door into off white decorated hall with light brown carpet, radiator, uPVC window with blind and pendant light.

Lounge diner

21' 11" x 11' 8" (6.69m x 3.56m)

An open plan area has space for both dining and lounging if required. The room has uPVC window to the front and uPVC French doors to the rear, white decor with green feature wall to coving, light brown carpet, two pendant lights, two radiators and stone fireplace with slate hearth and log burner.

Conservatory

5' 11" x 8' 10" (1.80m x 2.70m)

The conservatory extension is off the lounge diner to the rear and has uPVC French doors to the patio area, The room has vertical blinds to the uPVC windows, wall light and cream decor.

Kitchen

12' 4" x 8' 9" (3.75m x 2.67m)

A new and barely used kitchen has a range of grey gloss wall and base units to two sides with grey wood effect work top over and sunken one and a half sink drainer over. The room has integral 5 ring gas hob, oven grill, microwave, slimline dishwasher and low level fridge. The room has hexagon feature tiled splash backs, off

white decor, uPVC window with blind, uPVC frosted door to the side entry, six down lights, grey wood laminated floor, pantry with frosted window and built in storage cupboard.

Side entrance hall

15' 7" x 3' 5" (4.74m x 1.04m)

The side entrance has wood frosted door from the front to the wood glazed window to the rear garden, the walls are painted, wood effect vinyl floor, wall light and storage cupboard.

Utility cloakroom

7' 9" x 6' 1" (2.37m x 1.86m)

The utility cloakroom is in the former outbuilding and is linked by the covered rear entry. The room has white units, grey wood effect work tops, space for tall fridge freezer and washing machine, white splash back tiling, off white decor, uPVC frosted window to the rear, ceiling light, extractor, grey wood effect vinyl floor and chrome towel radiator.

Stairs and landing

Carpeted stairs lead to the same on the landing with off white decorated walls, uPVC window and blind to the side and ceiling light.

Bedroom One

11' 11" x 11' 8" (3.62m x 3.56m)

The main bedroom has uPVC window to the front, light brown carpet, neutral decor to coving, radiator and pendant light.

Bedroom Two

9' 11" x 11' 8" (3.02m x 3.55m)

The second bedroom has uPVC window to the rear, off white decor, light brown carpet, pendant light, radiator and coving.

Bedroom Three

7' 5" x 11' 9" (2.25m x 3.57m)

The third bedroom has uPVC window to the front, light brown carpet, off white decor, over stairs storage cupboard, radiator and pendant light.

Bathroom

5' 5" x 4' 10" (1.66m x 1.48m)

The bathroom has matching white sink and WC, fully tiled white walls, frosted uPVC window to the rear, shower over bath, wood effect vinyl floor, ceiling light and radiator.

WC

5' 6" x 2' 7" (1.68m x 0.79m)

The WC has WC, wood effect vinyl floor, uPVC frosted window to the side, off white decor and ceiling light.

Rear garden and patio

The rear garden has slab patio to the back of the house with gate and fence to the main garden which is laid to lawn with concrete path down to the timber shed. The garden has timber fence to both sides and the back.

Front garden

The front garden has slab driveway with double iron gates for one car and can be legally accessed with the addition of a dropped kerb. The rest of the garden is laid to crazy paving with central raised brick retained bed having blue slate. The garden has wall to the front and has hedge to both 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, 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

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.

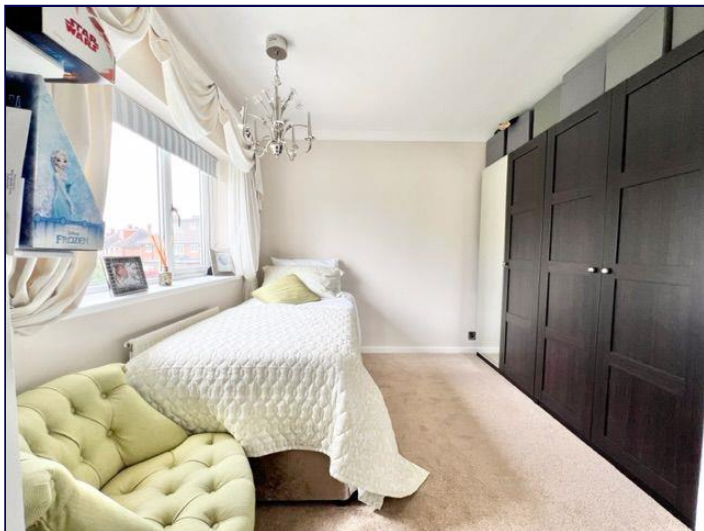
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Mortgage and Financial Advice

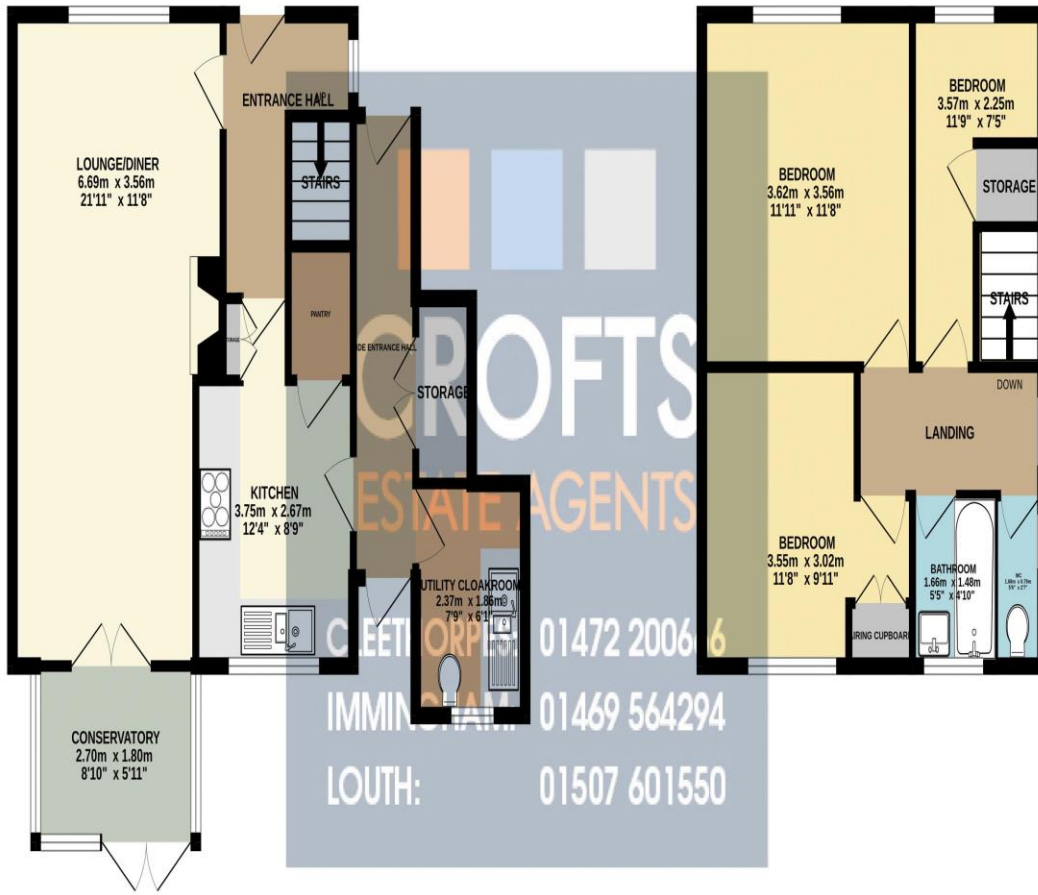
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.

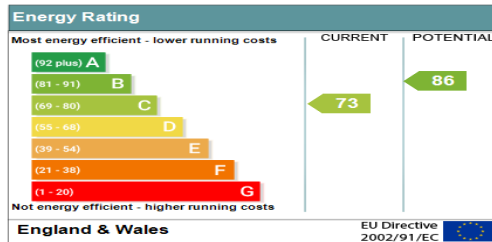
1ST FLOOR
38.7 sq.m. (417 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1001 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: 60 Sandringham Road, CLEETHORPES, DN35 9EZ
RRN:



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