



# 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



## Woodland Walk

Cleethorpes  
DN35 0SX

£160,000

We are pleased to be able to offer for sale this well presented two bedroom mews property sitting in a quiet corner of this popular and desirable area. Boasting off road parking and neatly presented gardens this property is going to prove very popular. Benefitting from double glazing and gas centrally heating, the property is offered for sale with no forward chain on the vendors side. The property in question briefly comprises entrance, lounge, dining kitchen, landing, two bedrooms and a modern bathroom. A perfect purchase for a variety of buyers looking for a home in a good catchment area close to amenities such as Tesco.

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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#### Front

Open plan styled front garden with a small flower bed and outside store. Block paved parking area. Pathway leading to the property.

#### Lounge

8' 5" x 12' 8" (2.57m x 3.85m)

Neutrally presented lounge, with wood effect laminate flooring, uPVC double glazed window to the front elevation and fitted blinds to the window. Central heating radiator. Staircase leading to the first floor with useful understairs storage cupboard.

#### Kitchen/Diner

12' 8" x 9' 0" (3.85m x 2.74m)

Fully fitted kitchen with grey glossed units and roll edge worktops with inset stainless steel sink with mixer tap. Integrated electric oven and four ring electric hob with filter hood over. Plumbing for a washing machine. Double glazed window along with an entry door to the rear elevation. Central heating radiator.

#### Bedroom One

14' 11" x 12' 10" (4.55m x 3.90m)

Neutrally decorated bedroom with two built in storage cupboards. Central heating radiator.

#### Bedroom Two

12' 8" x 8' 6" (3.87m x 2.58m)

Neutrally decorated bedroom again with central heating radiator. Window to the rear elevation.

#### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

Modern fitted bathroom comprising of panelled bath with screen and shower fitment over, WC and hand basin set into modern bathroom furniture. Tiling to the walls. Central heating radiator.

#### Rear Garden

Fully fenced to all boundaries with a rear access gate and shed. This garden is easy maintenance and a great sun trap in the evening.

**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**

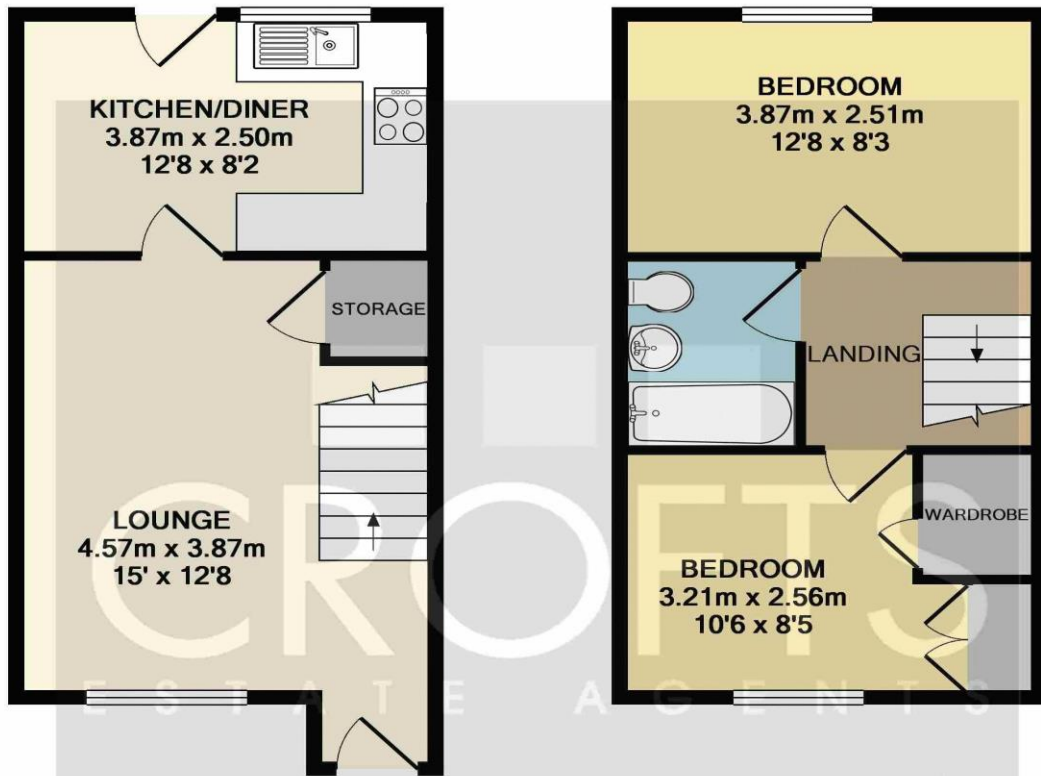
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**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.*





01472 200 6

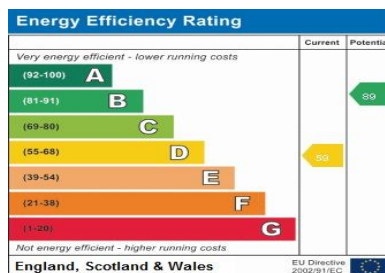
GROUND FLOOR  
APPROX. FLOOR  
AREA 28.2 SQ.M.  
(303 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 27.4 SQ.M.  
(295 SQ.FT.)

TOTAL APPROX. FLOOR AREA 55.6 SQ.M. (598 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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