



# CROFTS ESTATE AGENTS

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



## Robson Road

Cleethorpes  
DN35 7UY

Offers in the Region Of  
£260,000

Early viewing is highly advised on this extended three bedroom detached family home found within this popular and established residential location. Well maintained and maintained throughout, viewing is considered essential to appreciate the space that's on offer within this lovely home. Internally the property briefly comprises of a hallway, cloakroom, bay fronted living room, lounge/diner, fitted kitchen with breakfast bar area, well proportioned landing, family bathroom and three good double sized bedrooms due to the extension to the property and also allowing for an ensuite to the rear bedroom. Ample off road parking, long driveway and detached brick garage. Good sized and totally secluded, south facing rear garden enjoying the majority of the days sun and having patio and lawned areas. Excellent location close to good schools, shops, bus routes and walking distance to the promenade.

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### Entrance Hallway

Offering entry door to the front elevation with adjoining side glazed panels. Central heating radiator. Coving to the ceiling. Staircase to the first floor.

### Cloakroom

Offering a uPVC double glazed window to the side elevation, the cloakroom is located beneath the stairs and is fitted with a pedestal wash hand basin and close coupled w.c. Splashback tiling.

### Living Room

14' 4" into bay x 12' 0" (4.378m x 3.663m)

The first of the reception rooms creates this lovely living room with uPVC double glazed walk in bay window to the front elevation. Offering coving and mouldings to the ceiling and being tastefully decorated and offering an attractive focal point created by the fireplace which has a living flame gas fire. Central heating radiator. Laminate flooring.

### Lounge/Dining Room

22' 1" x 10' 6" (6.722m x 3.203m) maximums

This extended room offers more than ample space to accommodate both living and dining areas. Again pleasantly decorated and having two uPVC double glazed windows to the side elevation and patio doors to the rear. Two central heating radiators, Laminate flooring. Servin hatch from the kitchen to the dining area.

### Kitchen

18' 0" x 7' 5" (5.496m x 2.254m)

A lovely sized breakfast kitchen offering an excellent range of fitted wall and base units with contrasting work surfacing and breakfast bar area. Inset to the work surface there is a one and a half sink and four ring gas hob with chimney extractor over. Integrated oven. Plumbing for a washing machine, Splashback tiling. uPVC double glazed windows to the rear and side elevations with with an entry door to the rear.

### First Floor Landing

15' 0" x 7' 5" (4.570m x 2.267m)

Offering two uPVC double glazed windows allowing for ample natural light to brighten this lovely sized landing area and being tastefully decorated. Central heating radiator.

### Bathroom

7' 0" x 5' 10" (2.144m x 1.772m)

The fully tiled bathroom is equipped with a close coupled w.c., pedestal wash hand basin and panelled bath with mixer/shower taps. uPVC double glazed window to the front elevation. Chrome effect central heating radiator. Down lighting to the ceiling.

### Bedroom Two

14' 2" into bay x 12' 1" (4.326m x 3.675m) into wardrobes

Offering uPVC double glazed bay window to the front elevation this lovely sized double bedroom would have previously been the principle bedroom before the extension to the rear created the new main bedroom. Central heating radiator. Fitted wardrobes with mirrored doors.

### Bedroom Three

9' 1" x 10' 1" (2.759m x 3.075m)

The smallest of the three bedrooms but again could accommodate a double bed. Coving to the ceiling. Central heating radiator. Fitted wardrobes with mirrored doors.

### Bedroom One

8' 3" minimum x 13' 10" to wardrobes (2.513m x 4.22m)

Located to the rear of the property, an extension helps create this new main bedroom along with ensuite shower room. The bedroom itself offers two uPVC double glazed windows to the rear elevation. Fitted wardrobes to one wall, with mirrored doors. Central heating radiator. Door to the ensuite.

### Ensuite to Bed One

3' 6" x 10' 6" into shower (1.060m x 3.190m)

Fitted with a pedestal wash hand basin, close coupled w.c and a shower cubicle. Splashback tiling. uPVC double glazed window to the side elevation. Central heating radiator.

### Outside

The property is set upon this good sized plot with ample off road parking to the front, along with gated driveway leading down to the detached brick garage. The rear garden enjoys a reasonably sunny aspect and has lawned garden complemented with established shrubs and having decked and paved patio areas. The rear garden creates an ideal secure environment for those with younger members in the family or pets.

### 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](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

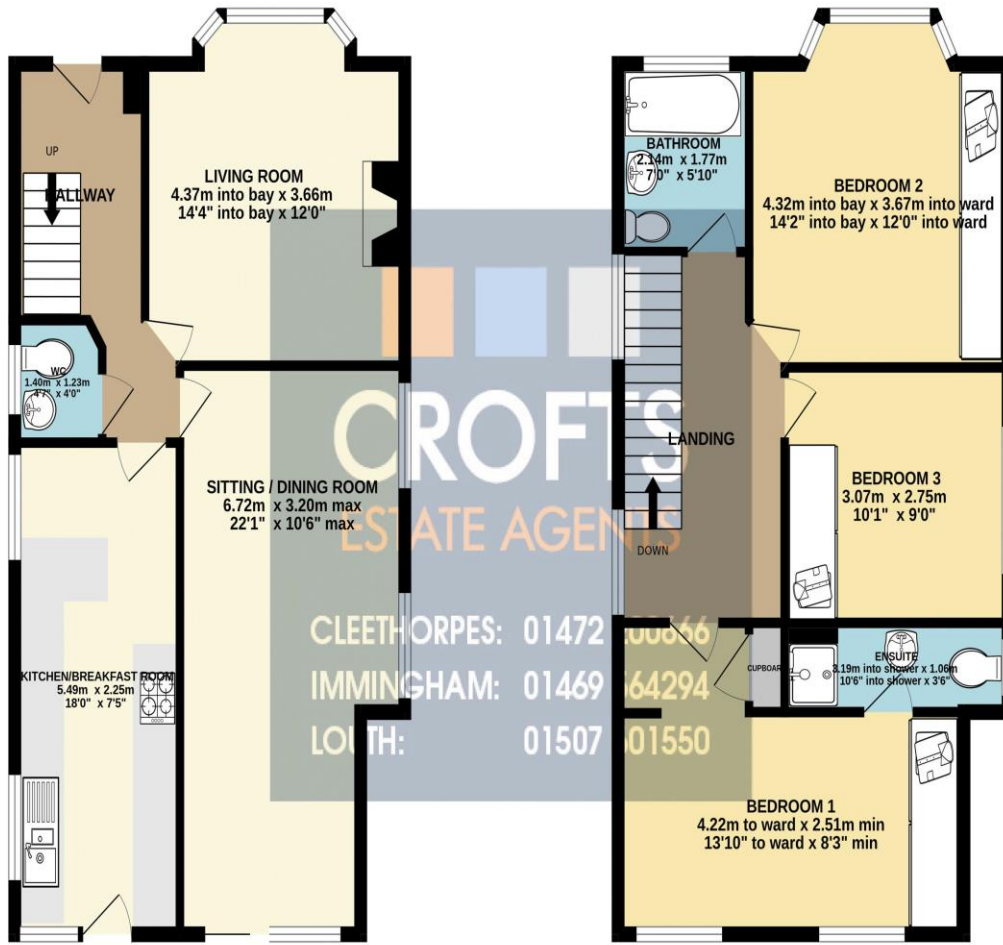
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



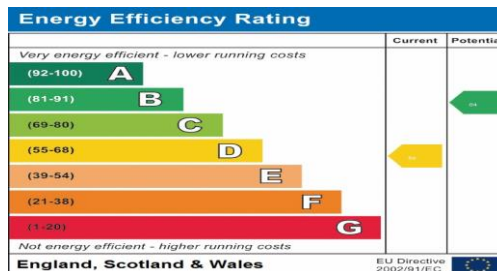
GROUND FLOOR  
53.3 sq.m. (574 sq.ft.) approx.

1ST FLOOR  
53.8 sq.m. (579 sq.ft.) approx.



TOTAL FLOOR AREA: 107.1 sq.m. (1153 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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