



CROFTS ESTATE AGENTS

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



Bishopthorpe Road

**Cleethorpes
DN35 0TA**

**Offers in the Region Of
£175,000**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this pleasant two bedroom detached bungalow nestled in this quiet cul-de-sac close to Signhills school, St. Peters Avenue and Cleethorpes seafront. The property will ideally suit someone looking to downsize and enjoy the later years and has gas central heating and UPVC double glazing. The extended accommodation on offer comprises of an entrance hallway, spacious lounge-diner, kitchen, shower room, two bedrooms and a conservatory to the rear of the property. With a low maintenance front garden and off road parking for numerous vehicles which leads to the detached brick garage. The rear garden has a lawn, patio area ideal for alfresco dining, established shrubs and a great apple tree.

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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Entrance Hall

Entering the property reveals a radiator, carpeted floor and access to the loft. There is also a storage cupboard.

Lounge/Diner

16' 10" x 10' 9" (5.13m x 3.27m)

The lounge-diner has a window to the front elevation, a radiator and a carpeted floor.

Kitchen

8' 8" x 9' 1" (2.64m x 2.76m)

The kitchen has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and an electric oven and hob.

Conservatory

9' 2" x 8' 1" (2.80m x 2.46m)

The conservatory has tri aspect windows, French doors to the rear and a carpeted floor.

Bedroom One

11' 7" x 10' 9" (3.52m x 3.27m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

8' 9" x 9' 2" (2.67m x 2.79m)

Bedroom two has a door to the conservatory, a radiator, carpeted floor and built in wardrobe.

Shower Room

5' 10" x 5' 11" (1.79m x 1.81m)

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

Garage

With an up and over door.

Outside

A low maintenance front garden and a driveway providing ample off road parking and access to the garage. The rear garden has two areas with a lawn, a patio area ideal for alfresco dining, fruit trees and established shrubs.

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.

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.

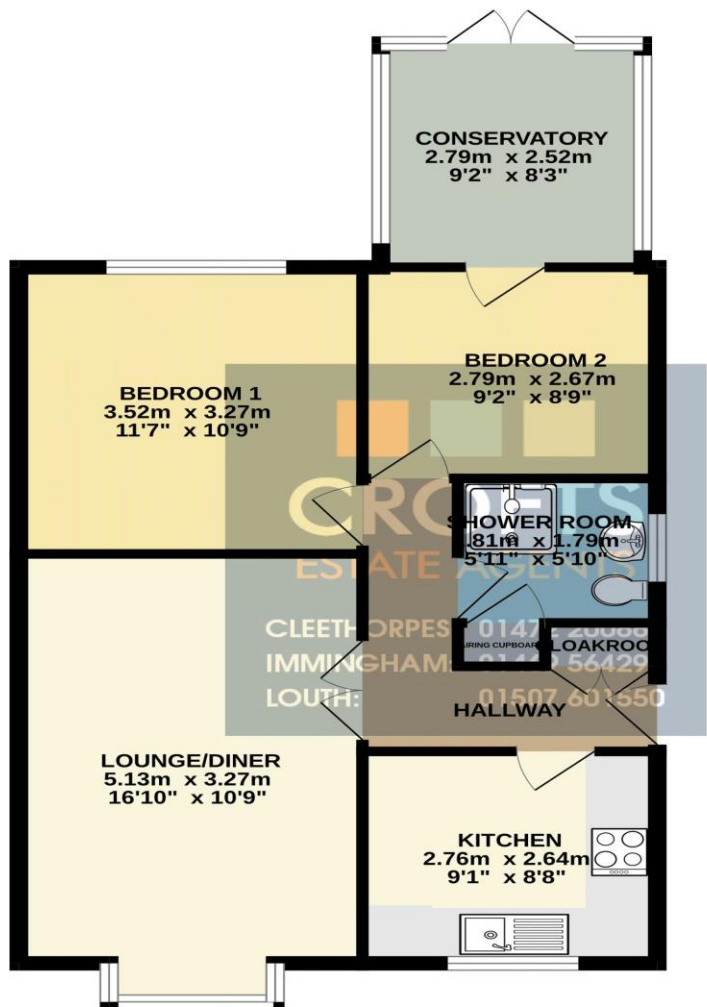
Mortgage and Financial Advice

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

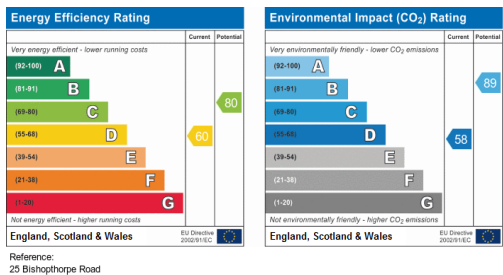
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR



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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