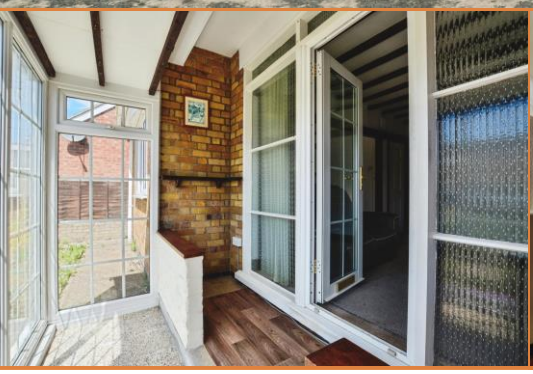
CROFTS ESTATE AGENTS
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41 St. Andrews Road
Mablethorpe
LN12 1JB

Auction Guide Price £160,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Property Description
Crofts estate agents are delighted to be able to bring to the market, VIA MODERN METHOD OF AUCTION, this well proportioned two bedroom detached bungalow set within this popular residential location. Enjoying the benefits of gas central heating and uPVC double glazing, the accommodation comprises entrance porch, dining hallway, lounge / diner, kitchen, cloakroom and garden room. Also you find two bedrooms and a bathroom. Front and good sized rear gardens, with driveway to the front. No forward chain on the vendors side.

Entrance Porch
uPVC double glazed porch with entry door to the side elevation. Inner door through to the hallway.

Dining Hallway
Neutrally decorated and having beams to the ceiling. Central heating radiator.

Lounge/Diner
23' 5" x 11' 1" (7.13m x 3.39m)
A spacious dual-purpose reception room offering excellent versatility for both living and dining arrangements. Enjoying an abundance of natural light from windows to the side aspect and glazed doors opening into the garden room, the accommodation features an attractive fireplace serving as a focal point to the room. Generous in size, the lounge/diner provides ample space for a range of furnishings, creating an ideal setting for everyday family life and entertaining alike.

Kitchen
10' 11" x 8' 6" (3.34m x 2.60m)
Fitted with a range of wall and base units incorporating contrasting work surfacing with tiled splashbacks. Benefiting from ample preparation space and storage, the kitchen also features a sink and drainer positioned beneath a rear aspect window overlooking the garden. There is space for a freestanding cooker and additional white goods, with the room further enhanced by built-in shelving and direct access through to the garden room, providing a practical and versatile layout ideal for everyday living. The kitchen offers excellent potential for modernisation and personalisation to suit individual tastes and requirements.

W/C
Set off from the kitchen and having w.c. Double glazed windows.

Garden Room/Rear Porch
6' 11" x 14' 3" (2.12m x 4.35m)
uPVC double glazed with entry door to the rear. Central heating radiator.

Bedroom One
11' 1" x 11' 0" (3.37m x 3.35m)
uPVC double glazed window. Central heating radiator.

Bedroom Two
12' 2" x 7' 3" (3.71m x 2.21m)
Double glazed window. Central heating radiator.

Bathroom
7' 5" x 6' 2" (2.27m x 1.89m)
The family bathroom is finished with practical white wall tiles and offers a bright, functional space with a useful window providing natural light. The room features a full-size white panelled bath with mixer taps, a pedestal wash hand basin and a standard close-coupled WC. Central heating radiator. Double glazed window.

Outside
Offering gardens to the front and rear elevations, along with driveway to the front. The generous rear garden, offers excellent potential for families or keen gardeners. The garden features a spacious paved patio area ideal for outdoor dining and entertaining, leading onto a central pathway of concrete slabs that meanders through the plot. Mature borders and raised beds. Timber garden shed. This is a substantial outdoor space with huge scope to create a beautiful family garden, vegetable plot, or relaxing retreat. Benefiting from a sunny aspect.





Auctioneers Comments

Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional









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.

Broadband and Telecom Communications
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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 websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

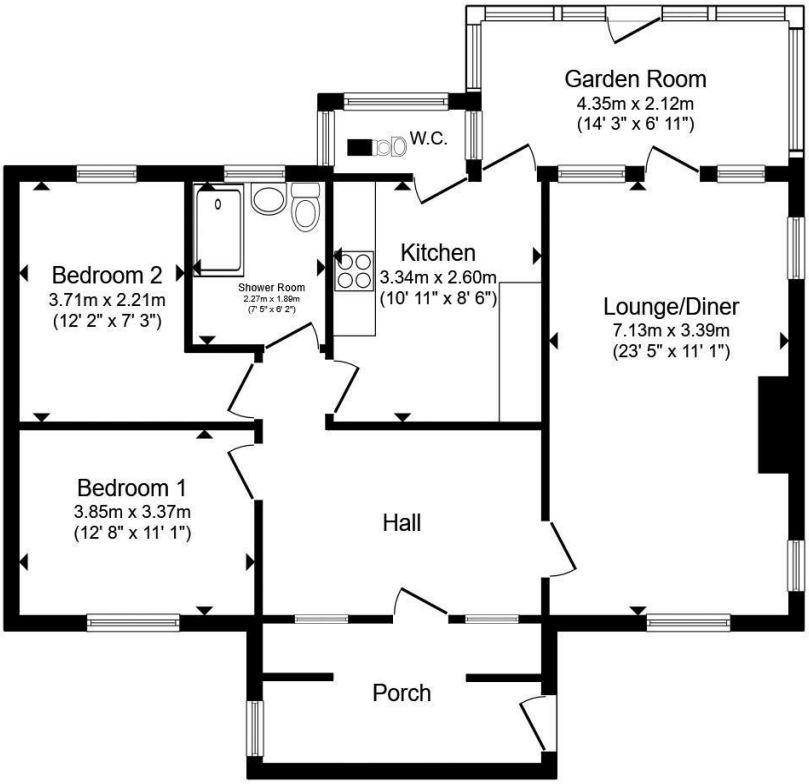
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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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.





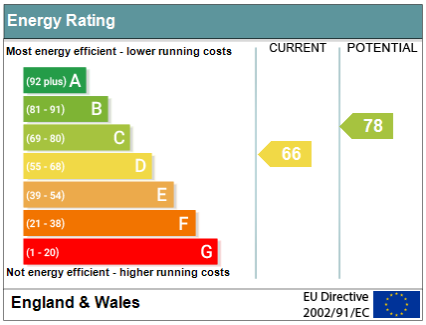


Total floor area 77.1 m² (830 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Address: 41 St. Andrews Road, MABLETHORPE, LN12 1JB
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MS/SEQ/8768/08.26