



## 4 Crofts Mews, Mill Road Cleethorpes, North East Lincolnshire DN35 8JD

We are delighted to offer a unique opportunity to purchase this TWO BEDROOM MEWS PROPERTY situated within the highly regarded Croft Mews which makes up the third block between a pair of buildings that have also both been converted to apartments called The Mount and The Rookery just off Mill Road with a short walk to the high street and within close proximity to the seafront and its abundance of restaurants, bars and shops. The property benefits from uPVC double glazing and has over the past two years been fully refurbished by the current vendor. The accommodation comprises of; Entrance hall, lounge, modern kitchen diner, two bedrooms, master with en suite shower room and bathroom. Large loft space access via a pull down ladder. Having the use of well maintained communal gardens, with a paved patio area, electric car charging point, one allocated parking space and further visitors space, handy bin store with storage cupboard. The property is Leasehold with 114 years remaining. Viewing is essential to appreciate this unique home. NO FORWARD CHAIN.

**£145,000**

- CENTRAL CLEETHORPES LOCATION
- MEWS PROPERTY
- KITCHEN DINER
- LOUNGE
- TWO BEDROOMS
- MASTER WITH SHOWER ROOM
- BATHROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- LEASEHOLD 114 YEARS REMAINING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a glazed uPVC door to the side aspect leading into the hallway.



### HALLWAY

Having carpeted flooring with carpeted stairs leading to the first floor, hand rail and dado rail.



### LOUNGE

13'4" x 11'3" (4.07 x 3.43)

The lounge has a uPVC bow window to the front aspect, coving to the ceiling, carpeted flooring, electric wall heater, feature oak beam and slate hearth and large walk in storage cupboard.



### LOUNGE



## LOUNGE



## KITCHEN DINER

14'7" x 9'6" (4.46 x 2.91)

The modern kitchen benefits from a large range of shaker style wall and base units in cream and reed green colours with wood effect work surfaces and modern tiled splashbacks and incorporates a ceramic sink and drainer, electric hob and electric fan assisted oven beneath with extractor hood. Ample under counter space for an automatic washing machine and free standing fridge freezer. Finished with coved ceiling, wood effect laminate flooring, uPVC double glazed French doors with privacy film and a uPVC double glazed window again with privacy film over looking the patio area. Ample space for a dining table.



## KITCHEN DINER



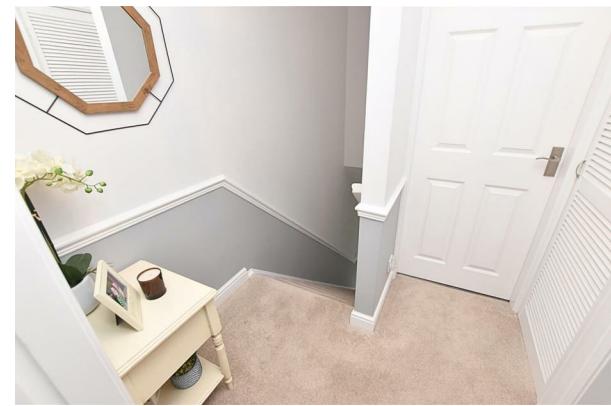
## KITCHEN DINER



## FIRST FLOOR

## FIRST FLOOR LANDING

Having continued carpeted flooring with dado rail, a large airing cupboard, with an Economy 7 immersion heater inside, and loft access to the ceiling.



## BEDROOM ONE

14'2" x 11'5" (4.32 x 3.48)

The first double bedroom has a uPVC double glazed bay window to the front aspect, coving to the ceiling, carpeted flooring, economy 7 wall heater, built in wardrobes with matching bedside and overhead cabinets. Door leading to the shower room



## BEDROOM ONE



## BEDROOM ONE



## EN SUITE SHOWER ROOM

6'6" x 2'11" (2.00 x 0.89)

The handy shower room benefits from a white two piece suite comprising of; Vanity unit with handy storage and hand wash basin above and walk in shower with newly fitted electric shower and glazed screen. Having fully tiled walls, vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.



## BEDROOM TWO

11'2" x 7'1" (3.42 x 2.18)

The second bedroom is to the rear of the property and has a uPVC double glazed window, coving to the ceiling, carpeted flooring and economy 7 wall heater.



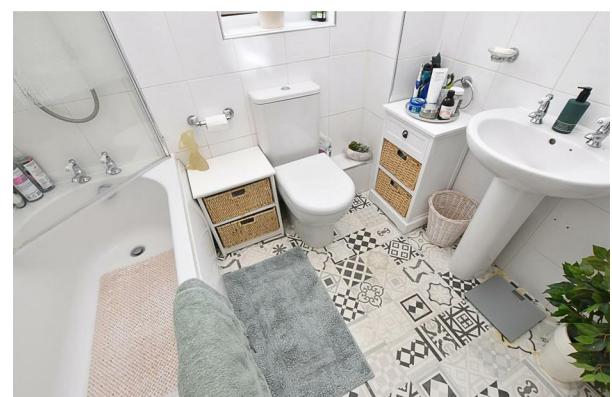
## BEDROOM TWO



## BATHROOM

7'0" x 5'10" (2.15 x 1.80)

The bathroom benefits from a white three piece suite comprising of; Bath with newly fitted shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, tiled effect vinyl flooring, heated towel rail, coved ceiling and uPVC double glazed window to the rear aspect.



## LOFT SPACE

The loft is a great storage space with a pull down ladder, carpeted floor tiles, electric and lighting and further eaves storage.



## OUTSIDE

### COMMUNAL GARDENS

Well maintained lawn grounds for communal use. Our property has a paved patio area to the rear of it and a further wooden bin store with electric car charging point. The gardens are maintained at a cost of £12 per month.



### COMMUNAL GARDENS



### PARKING

One allocated parking space to the rear of the property and further visitors parking.

## **BIN STORE**

Allocated bin store with outside storage cupboard above.



## **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details. Believed to be LEASEHOLD (Awaiting solicitors formal confirmation). Each owner on the development has a share of the leasehold company. Ground rent £10 per annum, Croft Mews Service charge £12 per month. 150 Years from 1989

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC -

## **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## **CONSERVATION AREA**

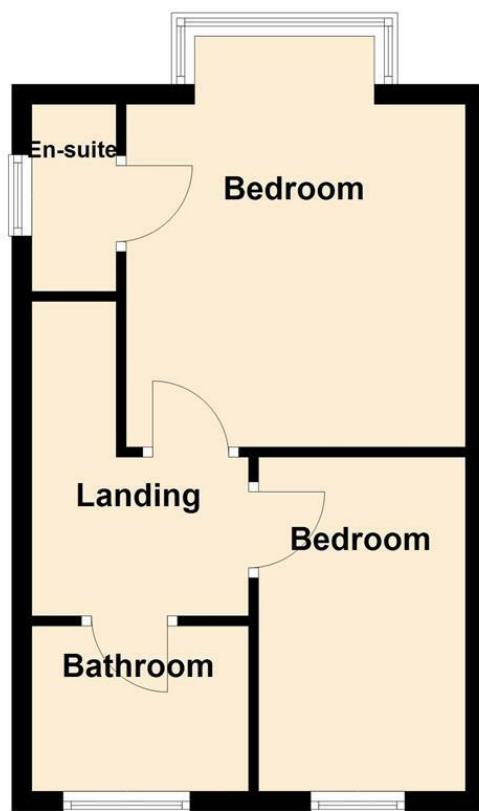
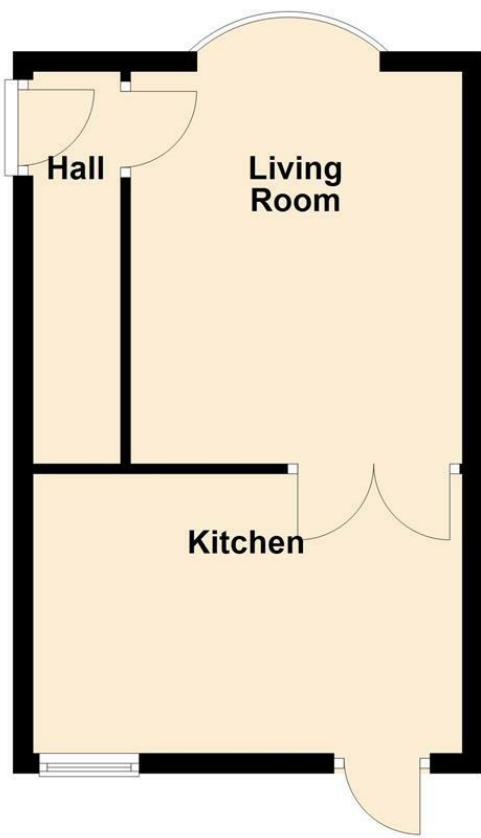
Please note this property is in a conservation area. Buyers are encouraged to make further enquiries with the local council or their solicitor.

## First Floor

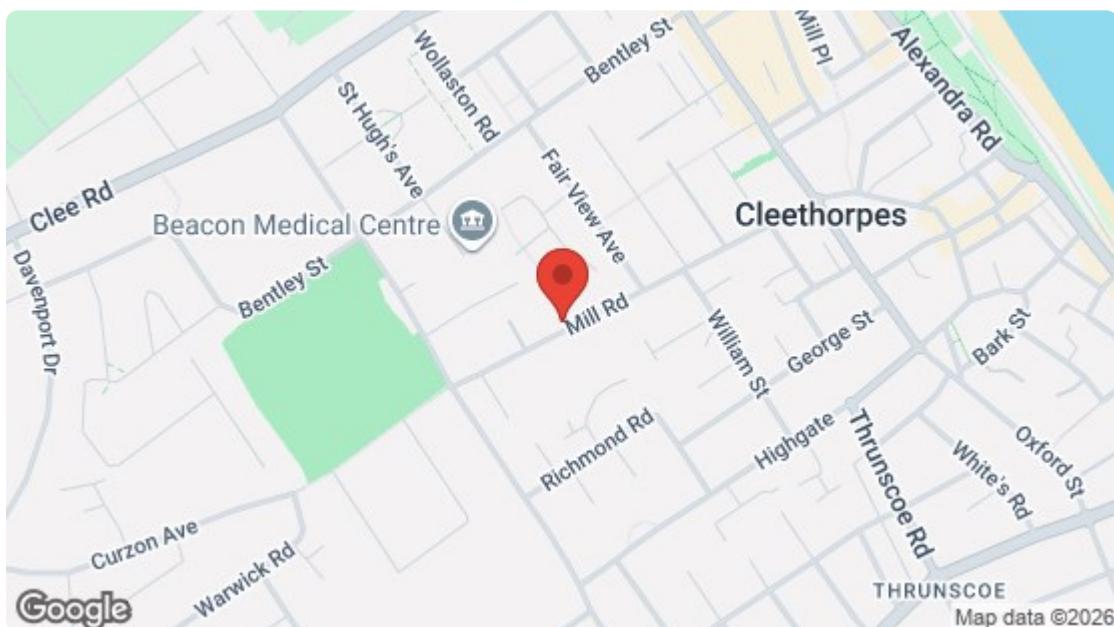
Approx. 30.5 sq. metres (328.8 sq. feet)

## Ground Floor

Approx. 29.7 sq. metres (319.3 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.