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



Fen Lane

Grainthorpe
LN11 7JZ

Offers in the Region Of
£135,000

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom mid terrace cottage. Built on a block of only four cottages, this lovely picturesque property boasts stunning views to both front and rear and is located close to Grainthorpe primary school. Inside, the property briefly consists of entrance, lounge, kitchen diner, rear lobby, ground floor wet room to the ground floor with stairs and landing to first floor with three well proportioned bedrooms. Outside the property has neat lawn front with parking space for two cars with a smaller rear garden having lawn and patio area. The property makes a great first time buy with scope for improvement or even as a buy to let with rents coming in at approximately £650 PCM for this type of proeprty.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

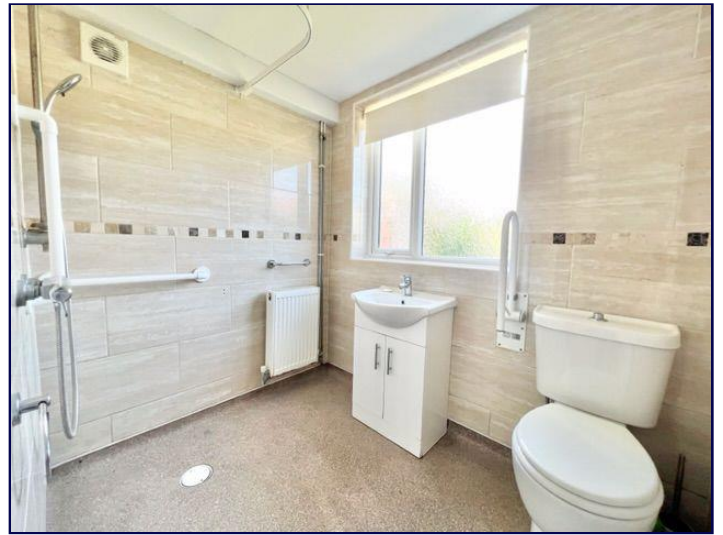
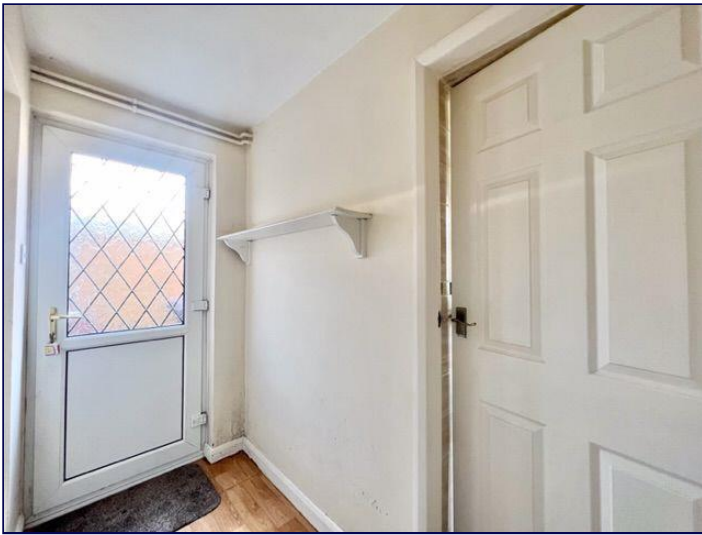
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Entrance

A short entrance leading to the stairs to first floor with uPVC glazed door entry.

Lounge

13' 4" x 16' 3" (4.06m x 4.95m)

With neutral carpet, cream decor, recessed fireplace with log burner, tiled hearth and oak mantle, radiator, built in storage cupboard and pendant light.

Kitchen diner

9' 6" x 16' 2" (2.89m x 4.94m)

Open plan kitchen diner has space for dining to one end and wood kitchen to the other with green speckled work top and sink drainer over. There is space for low level fridge, cooker and washing machine. The room has pale brown tiled splash backs, cream decor, wood effect vinyl floor, radiator and strip light.

Rear lobby

3' 5" x 7' 4" (1.05m x 2.23m)

A small lobby area off the kitchen has uPVC frosted door to the back garden, cream decor, wood effect vinyl and pendant light.

Wet room

5' 5" x 7' 0" (1.66m x 2.14m)

The wet room has shower over wet room floor with pale brown fully tiled walls, WC and sink. The room has frosted uPVC window to the back, extractor, ceiling light and blind.

Stairs and landing

Neutral carpet, cream decor and pendant light.

Bedroom One

10' 4" x 13' 1" (3.16m x 3.98m)

Neutral carpet with white decor to coving, built in storage and wardrobes, radiator, uPVC window to the front and pendant light.

Bedroom Two

12' 5" x 7' 10" (3.79m x 2.39m)

A good sized double room has green carpet, decorated walls, uPVC window to the rear, pendant light and radiator.

Bedroom Three

9' 6" x 8' 0" (2.89m x 2.44m)

The third bedroom is a good sized single room with varnished wood floor, cream decor, uPVC window to rear, pendant light, radiator and loft access.

Rear garden

The rear garden has concrete patio area and path to the rear timber gate, lawn, well stocked mature soil borders, green house, brick outbuilding, two timber sheds and fence boundaries to the sides. There is vehicular access to the back with views over a fishing lake to the back.

Front garden

The front garden has gravelled parking for two cars with open front to lawn with slab path to the front door and planted soil borders to the sides.

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 A: 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

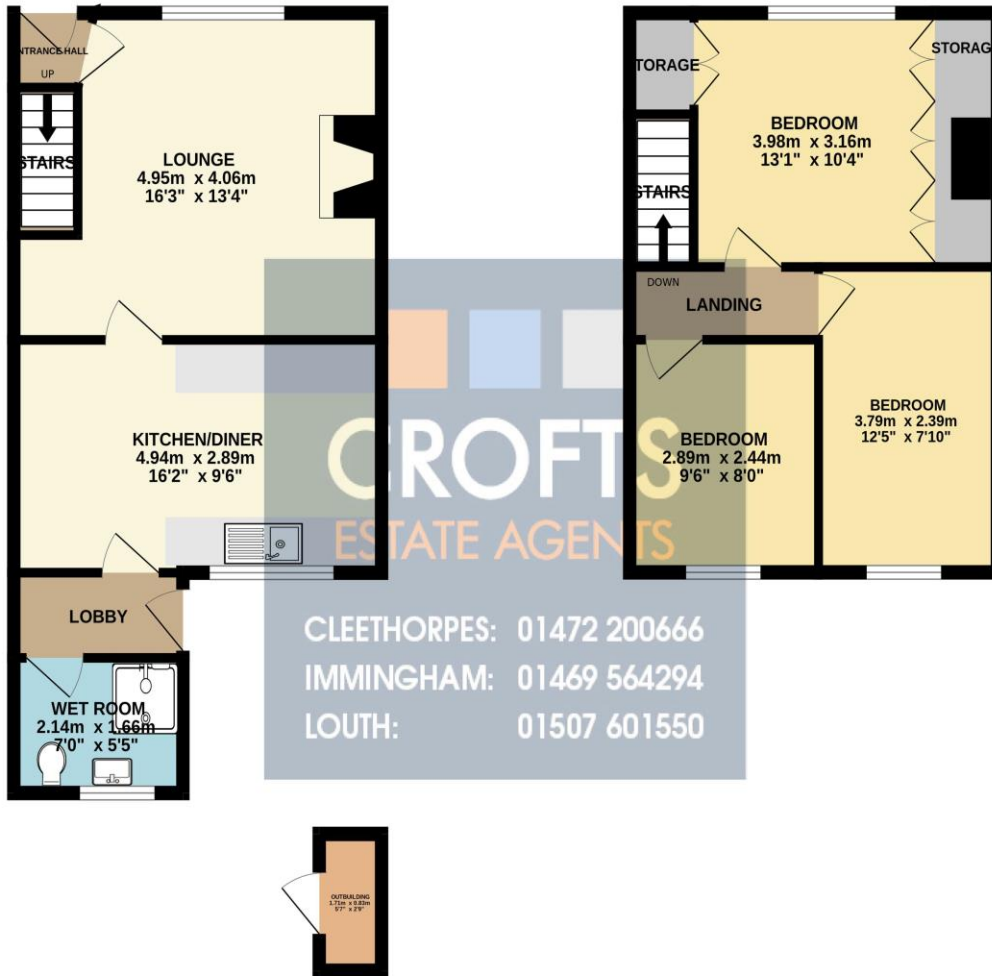
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.1 sq.m. (442 sq.ft.) approx.

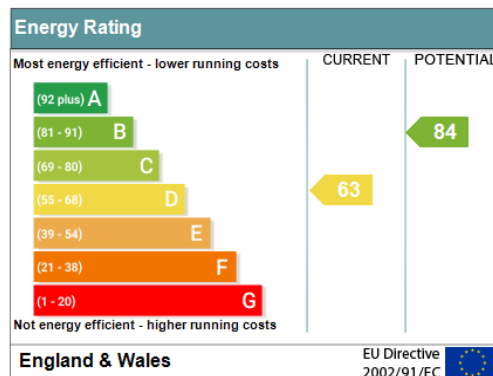
1ST FLOOR
33.9 sq.m. (364 sq.ft.) approx.



TOTAL FLOOR AREA: 75.0 sq.m. (807 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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Address: 2 Brickyard Cottages, Fen Lane, Grainthorpe, LOUTH, LN11...
RRN:



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