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



Casswell Crescent

Fulstow
LN11 0XJ

Offers in the Region Of
£195,000

Crofts estate agents are pleased to offer for sale, this beautifully presented three bedroom semi-detached house set within the desirable village of Fulstow, offering easy access to both Grimsby and Louth. Superbly presented throughout this lovely home briefly comprises entrance hall, attractively presented living room, modern kitchen diner, landing, three well proportioned bedrooms and a superb modern bathroom which has recently been installed. Occupying a good sized plot ideal for the family market with beautifully managed rear garden with water feature to the rear. Ample off road parking for several vehicles with the driveway leading down to a large detached brick garage. uPVC double glazing and oil fired central heating with new double skinned oil tank.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance hall

13' 7" x 6' 11" (4.13m x 2.12m)

Pleasantly decorated and with wood laminate flooring, coving to the ceiling and dado rail to the walls. Staircase with under stairs storage. uPVC frosted door and window to short covered porch and a further double glazed window to the side.

Lounge

15' 0" x 12' 3" (4.58m x 3.73m)

A spacious lounge which has a large uPVC window to the front, grey carpet, stylish decor to coving, radiator, feature fireplace with log burner with oak mantle over and tiled hearth. Pendant light.

Dining Kitchen

9' 4" x 19' 7" (2.84m x 5.96m)

A superb open plan kitchen diner stretches across the back of the property and has light brown wall and base units with charcoal work top and breakfast bar over plus one and a half sink drainer to one end of the room and dining space for large table and chairs to the other end. The room has wood laminate flooring, uPVC door and two uPVC windows to the rear, feature brick style decor to the walls, cream tile splash backs, breakfast bar radiator and two four way lights. The kitchen is equipped with integral low level fridge, double oven grill and electric hob with extractor over.

Stairs and Landing

The stairs and landing have stylish decor with dado rail and coving, uPVC window to the side, loft access, pendant light, loft access and storage cupboard.

Bedroom One

12' 2" x 10' 7" (3.70m x 3.23m)

To the rear of the property the largest bedroom has uPVC window to the rear, neutral decor to coving with light brown carpet, radiator and pendant light.

Bedroom Two

12' 4" x 11' 6" (3.77m x 3.51m)

A second double bedroom with uPVC window to the front elevation. Central heating radiator. Pleasantly decorated with a grey feature wall and neutral decor to the others.

Bedroom Three

8' 0" x 7' 9" (2.43m x 2.37m)

Pleasantly presented and with neutral styled decor and having uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Bathroom

6' 7" x 8' 7" (2.01m x 2.61m)

A modern and stylish bathroom which has been recently installed with attractive tiling to the wall and floor surfaces and is fitted with a close coupled w.c, vanity wash hand basin and bath with shower and screen over. uPVC double glazed window. Chrome effect central heating radiator.

Front garden

The front has grey timber fencing with iron gate to the concrete driveway. A timber fence opens across the driveway to separate front to back with the front garden being laid to gravel with soil borders being stocked with a variety of plants.

Rear garden

The rear garden has large brick garage to one side with concrete driveway leading from the front to the garden creating ample parking. The garden is laid to lawn with soil and gravel borders and raised brick beds and seat to the rear of the garden with a lovely water feature which has dusk to dawn lighting. There is a short concrete patio area.

Garage

26' 10" x 11' 8" (8.18m x 3.55m)

The garage is brick and tile built with three single glazed windows and up and over door to the front. Inside there is eaves storage and power and light which has recently been fully rewired with new lighting, including external lighting with dusk to dawn lighting.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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

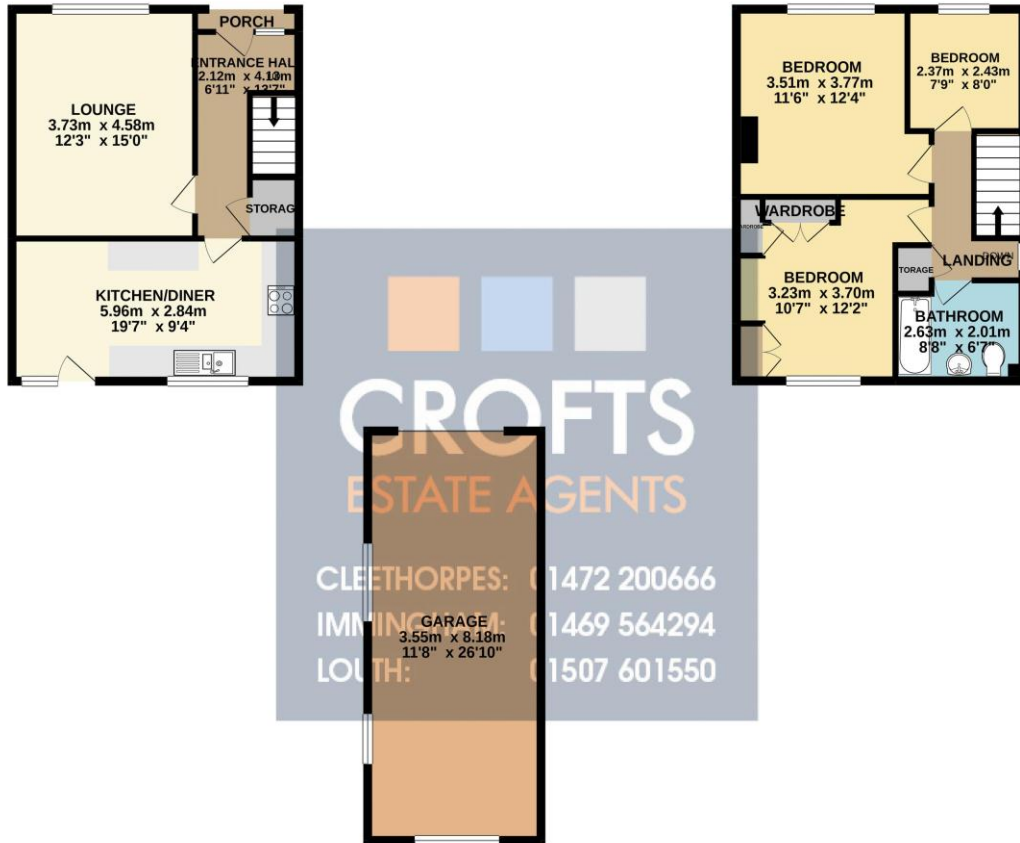
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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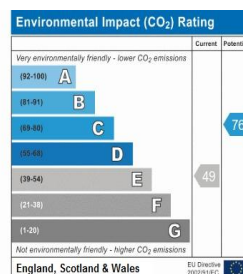
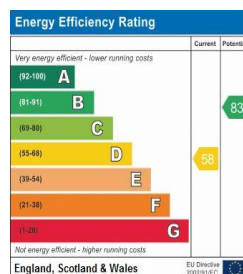
GROUND FLOOR
72.5 sq.m. (780 sq.ft.) approx.

1ST FLOOR
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1244 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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