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



Somerfield Drive
North Somercotes
LN11 7GA

Offers in the Region Of
£280,000

Crofts estate agents are delighted to offer for sale this lovely detached bungalow which is located within the village of North Somercotes. Ideal for someone looking to retire or downsize, this property offers space and style on equal measure and comes with viewings highly advised. The village does have a selection of local amenities and internal viewing will reveal a spacious hall way, lounge, kitchen, dining room, conservatory, utility, two double bedrooms, a bathroom and en-suite. The en-suite since the property was built has been used for storage but we have been advised that all of the plumbing is in place for a suite to be fitted. Externally there are gardens to the front, side and rear with ample off road parking and a single garage. The property also benefits from uPVC double glazing and oil central heating.

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Entrance Hall

Entering the property reveals access to the loft, coving to the ceiling, a radiator and a carpeted floor. There are also two built in cupboards.

Lounge

12' 10" x 14' 0" (3.92m x 4.26m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

9' 5" x 11' 0" (2.86m x 3.35m)

The kitchen has a window to the rear elevation, coving to the ceiling, a radiator and Karndean flooring. There is also a modern fitted high gloss kitchen with a one and a half sink and drainer, electric oven, induction hob and an integral dishwasher.

Utility room

5' 11" x 7' 1" (1.80m x 2.17m)

The utility room has a door to the side elevation, coving to the ceiling, a radiator and Karndean flooring. There is also plumbing for a washing machine and a sink.

Dining Room

The dining room has French doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor.

Conservatory

10' 4" x 19' 7" (3.14m x 5.98m)

The conservatory has tri aspect windows, French doors to the side elevation, two electric heaters a tiled floor.

Bedroom One

12' 8" x 11' 1" (3.87m x 3.37m)

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

En-suite

8' 9" x 6' 5" (2.67m x 1.96m)

The en-suite has an opaque window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. Used for storage since new, the owner has assured us there is plumbing in place for a suite to be fitted.

Bedroom Two

8' 10" x 11' 1" (2.70m x 3.37m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 9" x 8' 3" (1.75m x 2.51m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and bath with a folding shower screen and an electric shower.

Garage

There is an up and over door, door to the side and a window with a wooden frame to the side elevation.

Outside

With decorative gardens to the front, side and rear with a well kept lawn, established shrubs and a patio area ideal for alfresco dining. Gates open to the front to reveal the driveway with an abundance of off road parking and access to the garage.

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 : 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.

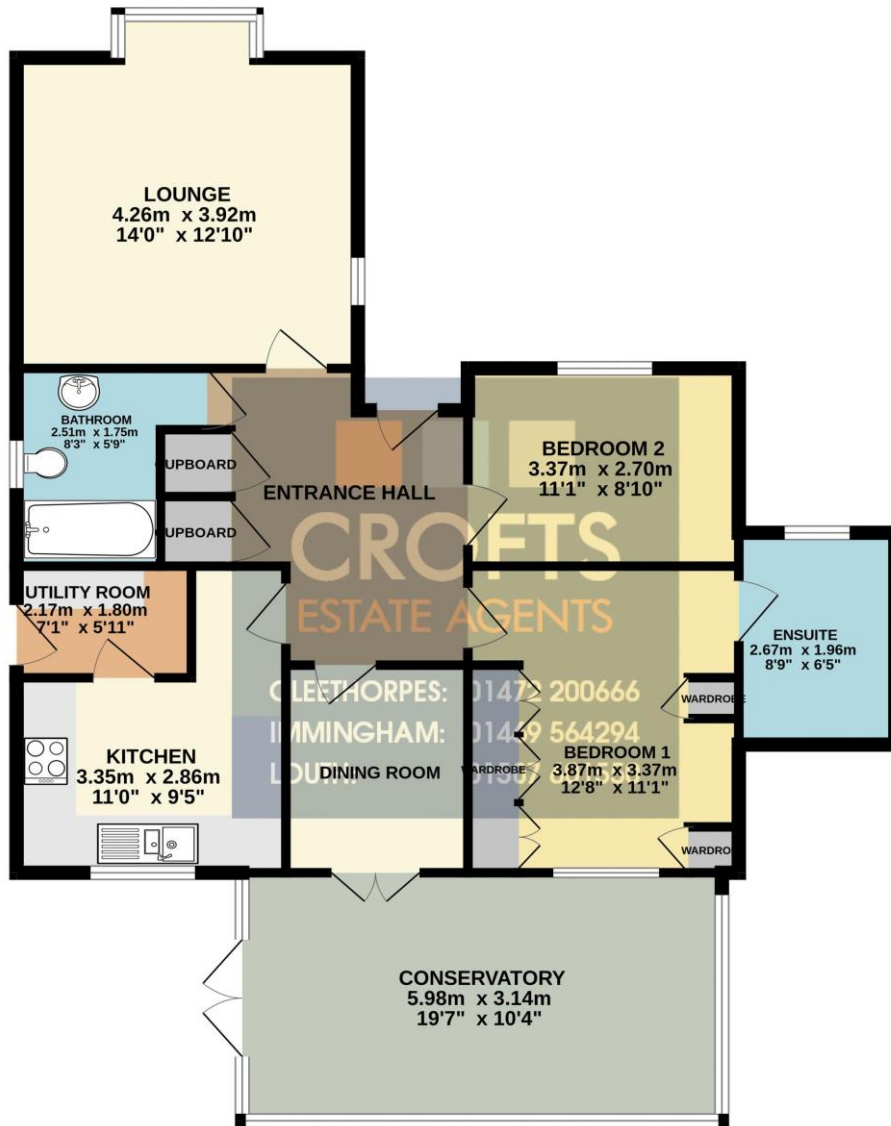
Mortgage and Financial Advice

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.



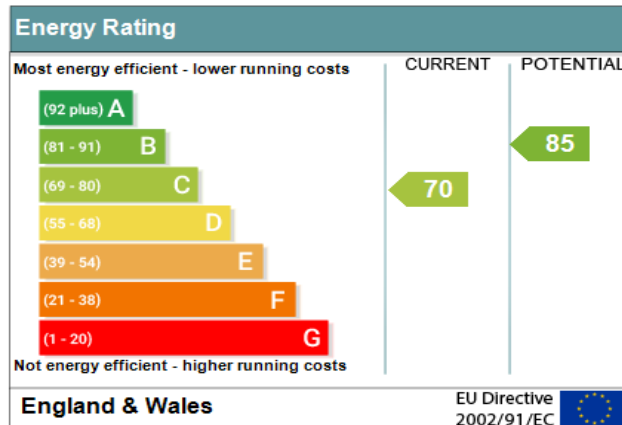
GROUND FLOOR
98.1 sq.m. (1055 sq.ft.) approx.



TOTAL FLOOR AREA : 98.1 sq.m. (1055 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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