



CROFTS ESTATE AGENTS

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



Cravens Lane

Habrough
DN40 3AW

Offers in the Region Of
£153,950

Crofts Estate Agents of Immingham and surrounding area's are delighted to present to the market this deceptively spacious three bed semi detached house, situated in the ever popular village of Habrough. The property is found within this quiet village with a local convenient store within walking distance and excellent road links connecting nearby towns and villages, as well as Habrough train station. Internal viewing will reveal a spacious lounge-diner, kitchen, and downstairs WC. Heading to the first floor there are three well proportioned bedrooms and a family bathroom. Externally, there is ample off road parking and generous size front and rear gardens. Viewing's are highly recommended on this ideal family home.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Lounge

10' 10" x 17' 11" (3.30m x 5.46m)

This spacious lounge benefits from carpeted flooring, radiator and dual aspect uPVC windows.

Kitchen

11' 2" x 11' 8" (3.40m x 3.55m)

Located to the rear of the property, this kitchen boasts a range of base and wall mounted units, with integral double oven, induction hob with extractor above, 1 and a half sink with drainer, vinyl flooring and uPVC rear door.

Bedroom 1

10' 10" x 12' 3" (3.30m x 3.73m)

Bedroom one briefly comprises of laminate flooring, radiator, over stairs storage and uPVC window to the front elevation.

Bedroom 2

7' 11" x 12' 9" (2.41m x 3.88m)

Bedroom two briefly comprises of carpeted flooring, built in storage, radiator and uPVC window to the front elevation.

Bedroom 3

6' 5" x 10' 10" (1.95m x 3.30m)

Bedroom three briefly comprises of laminate flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 2" x 7' 11" (1.57m x 2.41m)

Benefitting from a bath with shower attachment, basin, radiator, tiled walls and uPVC window to the rear elevation.

Externally

Externally, there is ample off road parking and generous size front and rear gardens.

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

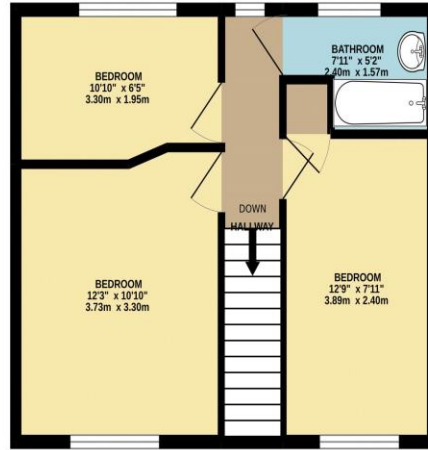
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) 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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