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



15 Lindsey Drive
Healing
DN41 7PA

£275,000

Coming to the market with NO FORWARD CHAIN is this delightfully presented three bedroom detached bungalow. This perfect retirement property ideal still for the upwardly mobile is set on a generous plot of 0.11 acres in a very desirable leafy part of this commuter village which offers excellent schooling and good transport links. Extended twice to the rear with dining room and conservatory, this gem of a property offers generous accommodation over a single storey in a well laid out floor plan. The property briefly consist of entrance porch and hall, three bedrooms with two doubles and one large single, family shower room, spacious lounge, open kitchen dining room and conservatory to the rear. Outside the property has beautifully manicured and landscaped gardens to both the front and rear with neat lawn, mature planting, summer house and patio area. Parking is catered for with a long open fronted concrete and block paved driveway for four cars with detached single brick garage to the bottom of the drive.

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Entrance porch

6' 1" x 4' 5" (1.85m x 1.35m)

The entrance porch has uPVC French doors to the front, uPVC window to the side, cream tiled floor, painted white walls and ceiling light.

Entrance hall

18' 1" x 5' 7" (5.52m x 1.71m)

The entrance hall has uPVC frosted door and window to the front porch, wooden flooring, off white decor to coving, storage cupboard, radiator and two pendant lights.

Lounge

12' 6" x 15' 9" (3.81m x 4.81m)

A spacious lounge to the back of the house has large uPVC floating bay picture window to the rear garden. The room has impressive white fireplace with gas fire with cream marble inset and hearth. The room has grey carpet and grey decor to coving, radiator and pendant light.

Kitchen

11' 9" x 10' 8" (3.58m x 3.25m)

The kitchen has cream wall and base units to three sides with granite effect worktops and composite sink drainer over. The room has brown splash back tiling, integral gas hob with extractor over, oven grill with space under units for washing machine, dish washer and low level under counter fridge and freezer. The room has

cream tiled floor, cream decor to coving, four down lights and uPVC window to the side with vertical blinds.

Dining room

7' 7" x 10' 10" (2.32m x 3.30m)

Another extended part of the house is open plan to the kitchen with matching cream units to the wall on one side. The room has tiled floors, uPVC door and window to the conservatory, cream decor, radiator and nine down lights.

Conservatory

10' 4" x 9' 6" (3.16m x 2.89m)

The conservatory extension has brick base with uPVC windows and door to the garden, cream decor, tiled floor and radiator.

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

The largest bedroom has fitted wardrobes to one side of the room, uPVC floating bay window to the front, off white decor to coving, beige carpet, radiator and ceiling light.

Bedroom Two

10' 11" x 11' 5" (3.32m x 3.47m)

The second largest bedroom is a double room but is currently used as a sitting room with cream marble fireplace, cream decor with feature wall to coving, uPVC window to the side, radiator, beige carpet, pendant light and loft access.

Bedroom Three

8' 8" x 9' 2" (2.65m x 2.79m)

The smallest bedroom is currently used as an office with some built in furniture in place. The room has floating uPVC bay window to the front, beige carpet and decor to coving, ceiling light and radiator.

Family shower room

6' 1" x 9' 1" (1.85m x 2.76m)

The shower room has quarter shower with glass doors, white vanity sink and WC with white gloss storage units, fully tiled cream cloudy tiles, radiator, frosted uPVC window to the side with vertical; blinds, tile effect vinyl flooring, ceiling light, extractor and built in storage cupboard.

Front garden

The front has open fronted concrete and block paved driveway for four cars down to detached single garage with fence to the side with the garden to the front being laid to lawn with concrete path to the front door and to side timber gate. the front also benefits from well stocked landscaped soil borders with some maturing trees and bushes. The garden has wall to front and side.

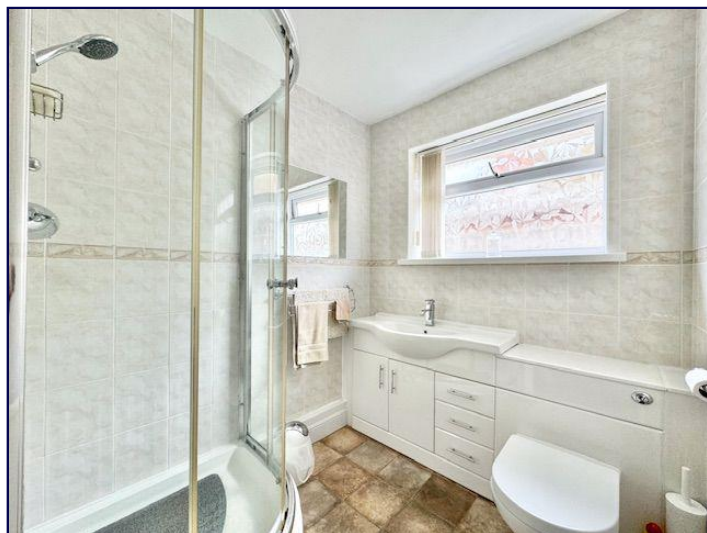
Rear garden

A beautifully presented rear garden has well tended lawn with landscaped well stocked soil borders with a mix of taller trees and shrubs. There is a slab patio to the back of the conservatory with paths to the back of the garage and across the rear of the property to a bin store, storage area and gate to front. The garden also has hexagon shaped summer house with glass doors on slab plinth with the garden having timber fencing to the perimeter.

Detached garage

19' 0" x 9' 3" (5.80m x 2.83m)

A single detached brick garage to the rear of the plot has up and over metal door to the front, uPVC door to the rear of the garage and a uPVC window to the side. The garage has power and light to the inside plus eaves storage.



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 and all viewings are strictly by appointment only please.

Council Tax Information

Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
112.4 sq.m. (1210 sq.ft.) approx.



TOTAL FLOOR AREA : 112.4 sq.m. (1210 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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