



# CROFTS ESTATE AGENTS

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



## Hawerby Road

Laceby  
DN37 7AZ

Offers in the Region Of  
£138,000

Realistically priced for an early sale, early viewing is advised on this lovely three bedroom terraced property which has undergone a course of refurbishment over the past couple of years and now creates that ready to move into home. Located within the popular village of Laceby, early viewing is advised on what in this agents opinion will be a most popular property. Offering the benefits of gas central heating and uPVC double glazing, this lovely home briefly comprises entrance hallway, well proportioned lounge/diner, conservatory, modern fitted kitchen, landing, three bedrooms and a stylish bathroom. Front and rear gardens, driveway and attached garage.

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### Entrance Hallway

With composite entrance door, the hallway is pleasantly presented and has laminate flooring. Central heating radiator. Staircase to the first floor.

### Lounge/Diner

21' 1" x 10' 7" (6.417m x 3.225m)

Offering uPVC double glazed window to the front elevation, this well proportioned room has two central heating radiators. Laminate flooring. uPVC double glazed French doors through to the conservatory.

### Conservatory

10' 11" x 11' 11" (3.320m x 3.624m)

With tiled flooring and offering uPVC double glazed windows and doors.

### Kitchen

11' 8" x 6' 1" (3.553m x 1.859m)

A modern fitted kitchen offering a range of wall and base units with contrasting roll edged work surfacing with inset sink and drainer. Splashback tiling. Integrated oven and four ring electric hob with chimney extractor over. Plumbing for a washing machine.

### First Floor Landing

Pleasantly presented and having access to the bedrooms and bathroom.

### Bedroom One

11' 9" x 10' 7" (3.574m x 3.219m)

With uPVC double glazed window to the rear elevation, this double bedroom is neutrally decorated and has a central heating radiator.

### Bedroom Two

11' 8" x 6' 3" (3.566m x 1.906m)

Offering uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

9' 0" x 6' 10" (2.741m x 2.086m)

The final of the three bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator.

### Bathroom

5' 7" x 7' 9" (1.702m x 2.356m)

A modern fitted bathroom with uPVC double glazed window to the front elevation. Equipped with a close coupled w.c, vanity wash hand basin and a panelled bath with shower screen and shower over. Down lighting to the ceiling. Tiling to the walls. Central heating radiator.

**Outside**

To the front of the property there is a lawned area and driveway which leads to the attached garage which has an up and over door and internal light and power. The rear garden is ready for the keen gardener to place their own stamp on the property.

**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](http://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](http://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.*



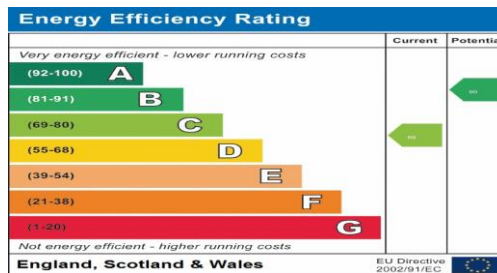
GROUND FLOOR  
50.7 sq.m. (546 sq.ft.) approx.

1ST FLOOR  
32.4 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA: 83.1 sq.m. (894 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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