



CROFTS ESTATE AGENTS

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



Caistor Road

Laceby
DN37 7JG

Offers in the Region Of
£225,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious and versatile detached dorma bungalow located within the village of Laceby. Requiring a scheme of modernisation this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, sitting room, dining room, kitchen, bathroom, two bedrooms and a WC all to the ground floor. To the first floor there is a bedroom and WC. Externally there is off road parking via a private lane and generous gardens to the front and rear. The property also benefits from partial uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering through the porch into the hall reveals a radiator and a carpeted floor.

Lounge

19' 3" x 13' 1" (5.88m x 3.98m)

The lounge has a bay window to the front elevation, two radiators and a carpeted floor.

Sitting Room

17' 5" x 12' 2" (5.31m x 3.71m)

The sitting room has dual aspect windows, a door to the side, a radiator and a carpeted floor.

Dining Room

8' 11" x 12' 11" (2.72m x 3.94m)

The dining room has a bay window to the front elevation, a radiator and a carpeted floor.

Kitchen

9' 0" x 17' 7" (2.75m x 5.35m)

The kitchen has a window and door to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for both a dish washer and washing machine and an electric oven and gas hob.

Bedroom Two

8' 11" x 10' 11" (2.71m x 3.32m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

6' 6" x 10' 10" (1.99m x 3.31m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

5' 11" x 6' 11" (1.81m x 2.11m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a bath and a basin.

WC

5' 2" x 2' 11" (1.58m x 0.88m)

With an opaque window to the rear elevation, a WC and a basin.

Stairs

Stairs lead to the first floor.

Bedroom One

9' 10" x 13' 6" (3.00m x 4.11m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a basin and built in wardrobes.

WC first floor

3' 7" x 12' 3" (1.09m x 3.73m)

With a WC and basin, there is also space to add a shower or storage if required.

Outside

To the front there is a perimeter hedge and access through a pathway to the front doors. There is ample space to create off road parking to the front and even an in and out driveway if drop kerbs were applied for. The rear garden is another good space with a lawn, established shrubs and off road parking which is accessed off a private lane next to 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 D: 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

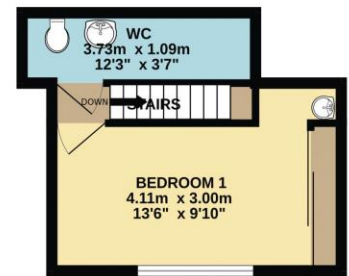
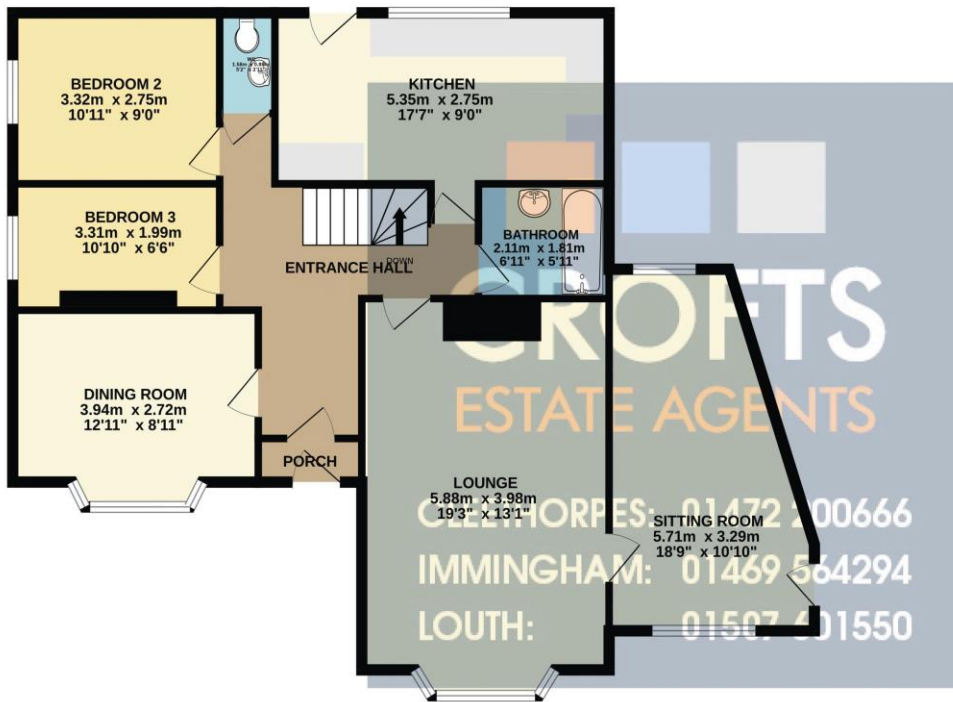
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
98.6 sq.m. (1061 sq.ft.) approx.

1ST FLOOR
17.9 sq.m. (193 sq.ft.) approx.



TOTAL FLOOR AREA : 116.5 sq.m. (1254 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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