



CROFTS ESTATE AGENTS

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



73 Orion Way
Lacey Acres
DN34 5TZ

**Offers in the Region Of
£126,950**

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this delightful semi detached property which is located within the Lacey Acres estate. Enjoying a scenic outlook and quick and easy access to many amenities just across the road, this property comes with viewing highly advised. Takeaways, shops and schools as well as bus links are nearby making this a property to suit anyone from a young family to a retired person downsizing. Internal viewing will reveal the lounge/diner, kitchen, two double bedrooms and the bathroom. Externally there are gardens to the front and rear with ample off road parking and the property also benefits from 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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Lounge/Diner

14' 2" x 12' 2" (4.33m x 3.70m)

The lounge-diner has a window and door to the front elevation, a radiator and laminate flooring. There is also a gas fire.

Kitchen

6' 9" x 12' 2" (2.05m x 3.70m)

The kitchen has a window and door to the rear elevation, a radiator and a tiled floor as well as access to the under stairs cupboard. There is also a modern fitted kitchen with a one and a half sink and drainer, dish washer, plumbing for a washing machine, space for a tumble dryer and a fridge-freezer.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

8' 11" x 12' 2" (2.73m x 3.71m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

7' 1" x 12' 2" (2.15m x 3.70m)

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

Bathroom

4' 9" x 8' 0" (1.46m x 2.44m)

The bathroom has an opaque window to the side elevation, a heated towel rail, vinyl flooring and tiled walls. There is also a WC, basin and a bath with an electric shower over.

Outside

With a tidy lawn to the front and a driveway providing off road parking which could be extended if required for further parking by moving the side gate. The rear garden is enclosed by perimeter fencing with a lawn, patio area ideal for alfresco dining, established shrubs and a shed.

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. 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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/ct

Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



Information provided is for guidance only and should not be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.