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



Buttermere Crescent

Humberston
DN36 4AD

£235,000

Early viewing is advised on this well proportioned and deceptive property, located within this popular village, this four/five bedroom semi-detached dormer bungalow creates an ideal purchase for a variety of buyers. Offering the benefits of gas central heating and uPVC double glazing, this well maintained property briefly comprises entrance porch, hallway, living room, breakfast kitchen, bathroom and three possible bedrooms to the ground floor. To the first floor you find the landing, w.c and two further bedrooms with the main being superbly sized. Front and rear gardens, detached garage and lovely sized frontage with a large block paved driveway creating ample off road parking for multiple vehicles with ample standing for a caravan/motorhome or similar.

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Entrance Porch

4' 6" x 4' 1" (1.359m x 1.257m)

With uPVC double glazed entrance door with adjoining glazed window to the front elevation. Laminate flooring. dado rail to the walls. Inner door through to the hallway.

Hallway

19' 8" x 6' 9" max (5.989m x 2.054m)

Pleasantly presented and having laminate flooring, dado rail to the walls and staircase to the first floor.

Living Room

16' 5" x 11' 2" (5.015m x 3.414m)

Offering uPVC double glazed window to the front elevation. Coving to the ceiling and dado rail to the walls. Central heating radiator. Living flame gas fire with surround.

Kitchen/Breakfast Room

12' 11" x 11' 3" (3.936m x 3.422m) maximums

Offering uPVC double glazed window and entry door to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing and breakfast bar area. Inset sink and drainer. Tiled splashback. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine.

Bedroom 3

11' 11" x 11' 0" (3.643m x 3.345m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Laminate flooring.

Office or Bedroom 5

7' 4" x 8' 5" (2.243m x 2.573m) max

With uPVC double glazed window to the side elevation. A versatile space which can be used as a single bedroom or a home office or similar. Gas central heating radiator.

Bedroom 4

9' 8" x 8' 5" (2.948m x 2.553m)

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

Bathroom

5' 6" x 8' 5" (1.675m x 2.576m)

A well proportioned bathroom fitted with a panelled bath with shower over and fitted wash basin and w.c set into a modern unit. Tiling to the walls and floor. Central heating radiator.

First Floor Landing

uPVC double glazed window to the side elevation. Central heating radiator. Dado rail to the walls.

Bedroom One

14' 2" x 14' 1" (4.321m x 4.282m)

uPVC double glazed window. Central heating radiator. Fitted wardrobes. Walk in storage cupboard containing the hot water cylinder plus access to the roof eaves.

W.C

5' 5" x 2' 11" (1.6611m x 0.885m)

uPVC double glazed window to the rear. Central heating radiator. Close coupled w.c.

Bedroom Two

11' 1" x 8' 4" (3.377m x 2.540m)

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

Front Garden

The property benefits from a wide frontage with lawn and flower beds. Large block paved area providing access to the garager and creating ample off road parking for several vehicles and standing for a caravan/motorhome or similar.

Rear Garden

With fenced perimeter the rear garden has a patio area, lawn and flower borders. Further space just behind the garage.

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 B: 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
70.9 sq.m. (763 sq.ft.) approx.

1ST FLOOR
46.5 sq.m. (500 sq.ft.) approx.



TOTAL FLOOR AREA: 117.4 sq.m. (1263 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-measurement. 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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