



CROFTS ESTATE AGENTS

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



North End Crescent

Tetney
DN36 5LZ

Offers in the Region Of
£230,000

Crofts are delighted to offer to the market this superbly presented two bedroom detached modern bungalow. Coming with a fantastic amount of off road parking for cars and caravan etc plus good sized well presented private gardens to the front and rear this property is the perfect down sizing bungalow to spend the rest of your days in. Tucked away in the attractive growing village of Tetney this property ticks all the boxes and briefly comprises spacious entrance hall, good sized lounge with French doors to garden, one large double and one good sized single bedroom, open plan kitchen dining room and stunning modern bathroom with separate shower cubicle. Viewing is strongly recommended!

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Entrance hall

A large covered porch area to the outside front of the property leads to an attractive black frosted uPVC door and leaded side window. The entrance has cream decor to coving, cream tiled flooring, pendant light and loft access. The hallway has the both the heating and alarm panel controls.

Lounge

11' 9" x 16' 0" (3.57m x 4.88m)

With uPVC double glazed patio doors to the rear garden and patio, radiator, uPVC double glazed window to the front, cream decor to coving, cream carpet and pendant light.

Kitchen diner

13' 0" x 11' 9" (3.95m x 3.57m)

With fitted kitchen in cream comprising wall and base cupboards and drawers, granite effect worktops, tiled splashbacks, integrated Lamona gas hob, electric oven and extractor hood, ceramic sink and drainer, space for automatic washing machine, integrated fridge freezer, uPVC double glazed window and external uPVC frosted door, radiator. The kitchen has space for a good sized dining table for four and has cream decor to coving, wood laminate floor and down lights.

Bedroom One

11' 5" x 13' 0" (3.49m x 3.96m)

The master bedroom has uPVC bay window, cream decor to coving, cream carpet, radiator and pendant light.

Bedroom Two

11' 5" x 8' 8" (3.49m x 2.65m)

With coved ceiling, uPVC double glazed patio doors, radiator.

Bathroom

8' 10" x 6' 9" (2.70m x 2.07m)

With white suite comprising 'P' shape bath having shower attached, shower screen and splash tiling, washbasin and cupboard below, shower cubicle having 'T' bar shower and Mermaid boarding, w/c, uPVC double glazed window, extractor fan. The room has cream decor, brown tile effect vinyl and uPVC frosted window.

Rear garden

The rear garden enjoys a sunny aspect and has laid well laid slab patio to the back of the house with lawn to the rest. The garden has timber shed and six foot timber fencing to its perimeter. A gate to the front and to the parking area provide access in and out.

Front garden

The front garden is laid to gravel with slab path and is enclosed with mature hedge with path and gate to rear garden and gate to the frontage and driveway.

Frontage and parking

The front of the property has neat privet hedge screening to the entrance area with blue slate and slab with a large open fronted gravel and block paved edge driveway to the road.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: 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 01472 200666 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
732 sq.ft. (68.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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