



CROFTS ESTATE AGENTS

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



Market Place

Tetney
DN36 5NN

Offers in the Region Of
£169,950

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this well presented three bedroom mid terrace house set within the heart of the village of Tetney. Creating an ideal purchase for a range of buyers, this pleasant home benefits from gas central heating and uPVC double glazing and offers entrance porch, hallway, lounge / dining room which opens to the kitchen, utility/cloakroom, landing, bathroom and three bedrooms. Front and rear gardens along with off road parking to the rear. Viewing is highly advised.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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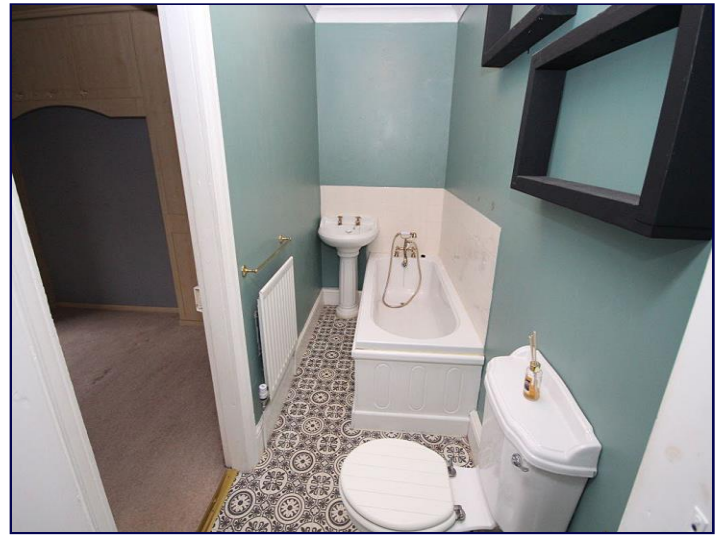
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Entrance Porch

uPVC and double glazed entrance door to the front elevation. Tiled flooring. Inner door through to the hallway.

Hallway

Central heating radiator. Pleasantly decorated and having part panelling to the walls. Coving and down lighting to the ceiling. Central heating radiator. Staircase to the first floor.

Lounge

12' 6" plus bay x 12' 6" (3.802m x 3.806m)
Walk in uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator. Living flame gas fire with surround. The lounge then opens through to the dining area.

Dining Room

12' 6" x 12' 5" (3.820m x 3.792m)
Neutrally decorated and having coving and rose to the ceiling. Central heating radiator. Living flame gas fire with surround. The dining area then opens to the kitchen.

Kitchen

10' 7" x 6' 9" minimum (3.229m x 2.060m)
uPVC double glazed window to the rear elevation and uPVC double glazed entry door to the side. Sky lights allowing for ample natural light to brighten the kitchen and dining area. Equipped with a range

of wall and base units with contrasting work surfacing with space for under counter fridge and freezer. Inset to the work surface is a one and a half sink and drainer. Integrated oven and four ring gas hob.

Cloakroom/Utility

7' 7" x 6' 11" (2.316m x 2.120m)
uPVC double glazed window to the rear elevation. Fitted with a wall mounted wash basin and w.c. Space and plumbing for a washing machine and a tumble dryer. Storage cupboard housing the hot water cylinder and gas boiler. Understairs cupboard.

First Floor Landing

Coving, rose loft access and down lighting to the ceiling. uPVC double glazed window to the rear.

Bedroom One

12' 9" x 10' 0" (3.885m x 3.060m)
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bathroom

4' 3" x 9' 11" (1.285m x 3.034m)
Fitted with a pedestal wash hand basin, panelled bath and w.c. Splashback tiling. Central heating radiator. Coving to the ceiling. You currently access bedroom two via the bathroom but it may be

possible to move the bathroom around a little to create a small lobby so this would not be necessary.

Bedroom Two

12' 6" x 9' 5" (3.807m x 2.861m)

uPVC double glazed window to the front elevation. Coving and down lights to the ceiling. Central heating radiator. Fitted wardrobes with overhead storage cupboards.

Bedroom Three

12' 5" x 6' 0" (3.796m x 1.823m)

The final of the three bedrooms has a fitted bed unit with attached wardrobes and storage, uPVC double glazed window to the front. Radiator.

Outside

Low maintenance front and rear gardens with the rear courtyard garden having useful storage outbuildings. Stepping through the back gate takes you to a designated parking area which is accessed via the shared driveway next to the neighbouring 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 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

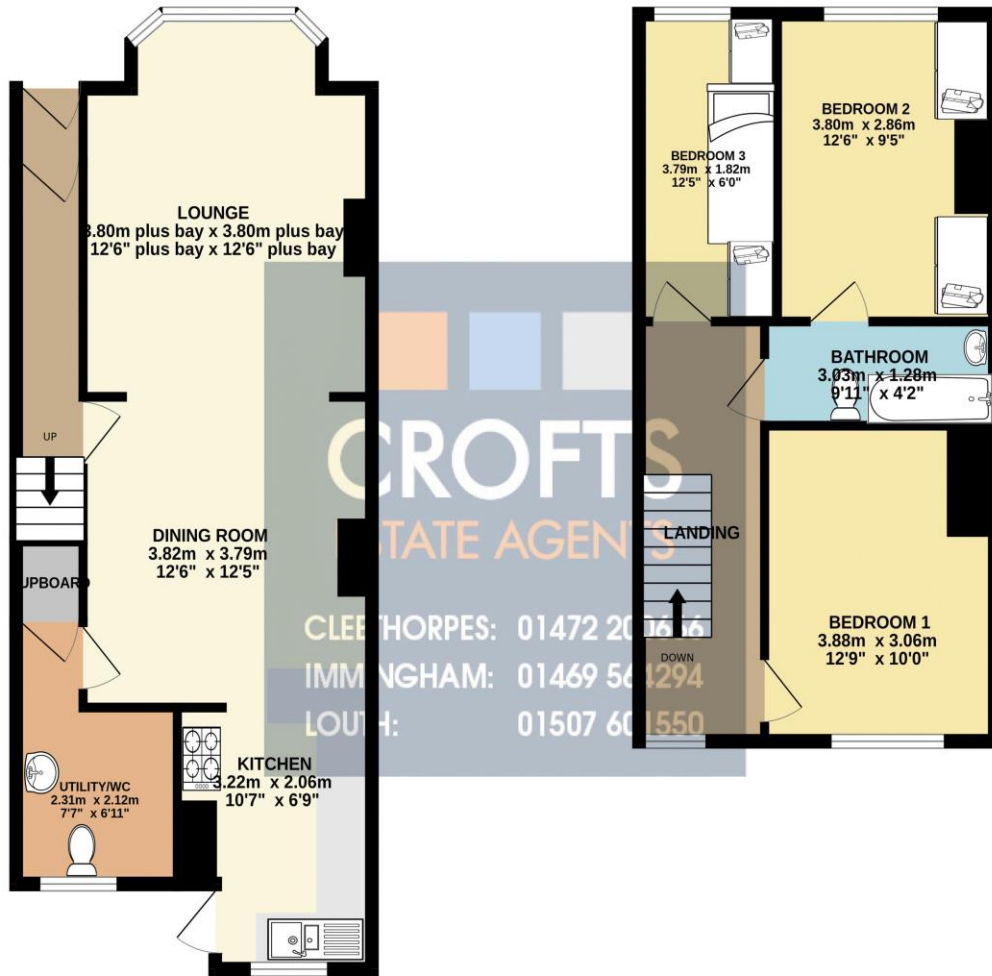
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
49.0 sq.m. (527 sq.ft.) approx.

1ST FLOOR
40.6 sq.m. (437 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (964 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		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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