



CROFTS ESTATE AGENTS

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



Cemetery Road
Laceby
Grimsby
DN37 7EP

Offers in the Region Of
£167,500

Crofts estate agents are delighted to offer for sale this superbly appointed semi detached property which is located within the ever popular village of Laceby. Ideal for a first time buyer or someone looking to downsize this property is expected to be popular and therefore comes with viewing highly advised. The current owners have done a fantastic job in creating this lovely home over the last two years and the only way to fully appreciate what's on offer is upon internal viewing. The village boasts a wide variety of local amenities and internal viewing will reveal the kitchen-diner, lounge, bathroom and two double bedrooms. Externally there is off road parking for two vehicles and a delightful rear garden which enjoys a sunny aspect. 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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Kitchen/Diner

19' 2" x 11' 10" (5.83m x 3.61m)

The kitchen-diner has two windows and a door to the side elevation, a heated towel rail and a skylight over the kitchen area. There is a superb fitted kitchen with units to base and eye level with a sink and drainer, integral dishwasher and washing machine, an electric double oven and FIVE ring gas hob with an extractor over. There is also an area with fitted storage and a good space for a dining table and chairs.

Lounge

10' 10" x 13' 9" (3.30m x 4.18m)

The lounge has dual aspect windows to the side and rear elevation, a radiator and a carpeted floor.

Bathroom

5' 7" x 6' 9" (1.70m x 2.05m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and a tiled floor. There is also a superb Victorian suite with a WC, basin and Free standing bath with a glass screen and mains shower. The bathroom is accessed off a small hall/lobby area.

First Floor Landing

With a carpeted floor.

Bedroom One

11' 0" x 13' 10" (3.35m x 4.21m)

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

Bedroom Two

9' 10" x 10' 2" (2.99m x 3.11m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Outside

With off road parking for two vehicles to the front and a gate into the rear garden. The rear garden enjoys a sunny aspect with perimeter fencing and hedges, a shed and an array of flower beds which flower throughout the year.

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

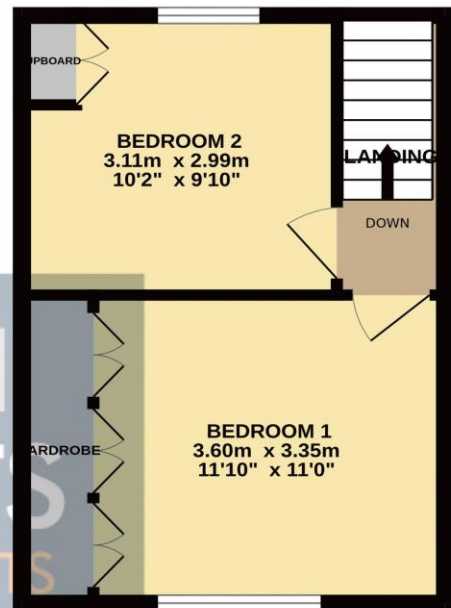
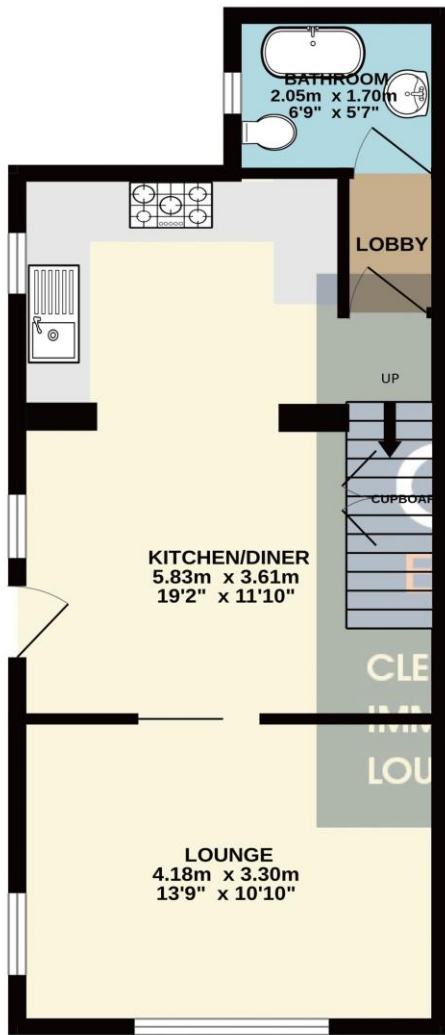
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
41.2 sq.m. (443 sq.ft.) approx.

1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



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TOTAL FLOOR AREA : 67.4 sq.m. (725 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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