



# CROFTS ESTATE AGENTS

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



Inghams Road

Tetney  
DN36 5LW

Offers in the Region Of  
£229,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached bungalow which is located within the village of Tetney. Although a little dated, this property is sure to be popular and therefore comes with viewing highly advised. The village does have local amenities and the property stands proudly on the corner of Inghams Road. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, three bedrooms, a shower room and WC. The third bedroom could also be used as a dining room if required. Externally there are low maintenance gardens to the front, side and rear with off road parking and a garage and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a the hall with coving to the ceiling, a radiator and a carpeted floor.

#### Lounge

15' 10" x 11' 3" (4.82m x 3.42m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

#### Kitchen

9' 10" x 15' 3" (3.00m x 4.65m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the rear, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, dish washer, electric oven, hob, extractor over and a fridge and freezer.

#### Conservatory

6' 3" x 13' 6" (1.91m x 4.11m)

The conservatory has tri aspect windows, a door to the side, a radiator and a tiled floor.

#### Bedroom One

13' 0" x 10' 6" (3.96m x 3.19m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

#### Bedroom Two

11' 7" x 10' 6" (3.54m x 3.21m)

Bedroom two has a window to the front coving to the ceiling, a radiator and a carpeted floor. There is also built in storage.

#### Bedroom Three or Dining Room

9' 11" x 11' 3" (3.01m x 3.42m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Shower Room

5' 5" x 10' 5" (1.64m x 3.18m)

The shower room has an opaque window to the side elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a modern suite with a WC, basin and a shower cubicle with a shower.

#### WC

2' 8" x 10' 5" (0.81m x 3.18m)

The WC has an opaque window to the side elevation, a radiator, vinyl flooring and a WC.

**Garage**

With an up and over door.

**Outside**

Gates for security and access with beautiful low maintenance gardens and a lovely space for alfresco dining.

**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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

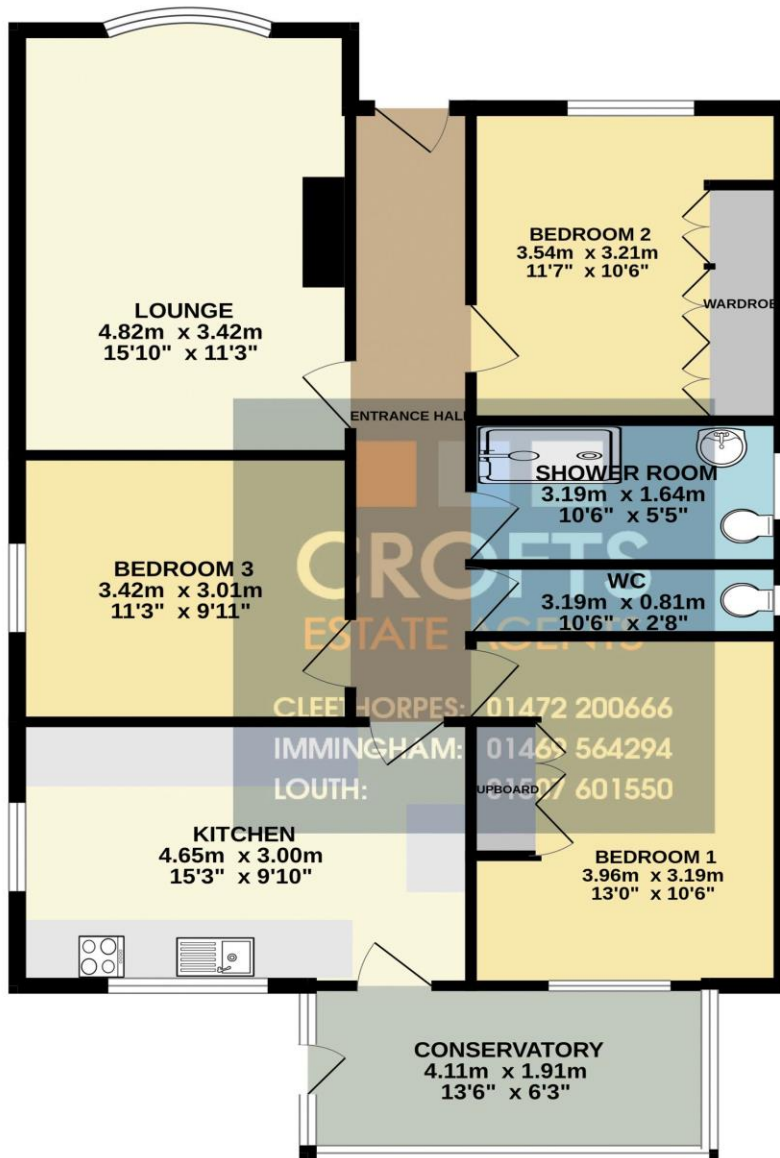
**Mortgage and Financial Advice**

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  
88.6 sq.m. (954 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (954 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		84   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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