



# CROFTS ESTATE AGENTS

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



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£275,000

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### Property Description

Situated within this popular and highly regarded residential area, we are delighted to bring to the market this well-proportioned three-bedroom detached dormer bungalow, occupying a generous and well-established plot. The property benefits from gas central heating and uPVC double glazing and, while some modernisation would be beneficial, it offers excellent potential to create a lovely family home. The accommodation briefly comprises an entrance porch leading into a hallway, lounge, dining room, breakfast kitchen, bathroom, separate W.C. and a ground-floor double bedroom. To the first floor there is a small landing, a further double bedroom with en-suite shower room, and a third bedroom currently used as a small bedroom or home office. Externally, established gardens wrap around the property, providing a good degree of privacy. A detached garage is complemented by an adjoining double-glazed garden room, ideal for relaxing and enjoying the garden during the summer months. Early viewing is highly recommended to fully appreciate the potential and setting of this attractive home.

### Entrance Porch

uPVC double glazed entry door to the front elevation. Inner door through to the hallway.

### Hallway

Dog leg staircase leading to the first floor with understairs storage. Central heating radiator. Plate rack to the walls.

### Lounge

12' 6" x 15' 0" (3.803m x 4.565m)

uPVC double glazed window to the side and front elevation. Coving to the ceiling. Central heating radiator. Living flame gas fire.

### Kitchen/Breakfast Room

10' 11" x 14' 11" (3.315m x 4.544m)

A well proportioned breakfast kitchen with uPVC double glazed windows to the rear and side elevations along with a side entry door. Fitted with a range of wall and base units with contrasting work surfacing and inset stainless steel sink and drainer. Integrated oven and four ring electric hob with extractor fitted into a Dutch canopy over. Gas boiler. Central heating radiator. Walk in pantry with fitted shelving.

### Dining Room

10' 11" x 11' 11" (3.327m x 3.621m)

This versatile space can be used as a dining room or could infact be another bedroom for those wishing to do so. uPVC double

glazed windows to the rear and side elevations. Coving to the ceiling. Central heating radiator.

#### **Bedroom Two GF**

12' 5" x 12' 3" (3.789m x 3.740m)

uPVC double glazed window to the front elevation. Fitted wardrobes along one wall. Central heating radiator.

#### **Lobby**

Doors to the w.c and bathroom. This would be very easy to knock the lobby, w.c and bathroom into one wall, creating a larger space.

#### **W.C**

4' 7" x 2' 4" (1.399m x 0.718m)

uPVC double glazed window to the rear aspect. Tiling to the walls. Fitted with a w.c.

#### **Bathroom**

7' 8" x 5' 6" (2.347m x 1.674m)

uPVC double glazed window to the rear elevation and being fitted with a pedestal wash hand basin and panelled bath. Tiling to the walls. Central heating radiator.

#### **First Floor Landing**

uPVC double glazed window to the front elevation.

#### **Bedroom One**

11' 6" to wardrobe x 11' 3" (3.496m x 3.422m)

uPVC double glazed window to the rear. Central heating radiator. Built in wardrobes. Door to the ensuite.

#### **Ensuite**

10' 5" x 5' 2" (3.181m x 1.574m)

Equipped with a vanity wash hand basin, w.c and shower cubicle with electric shower. Central heating radiator.

#### **Bedroom Three**

7' 6" x 10' 3" (2.2810m x 3.135m) main part

An usual room, which subject to builders visit and possible planning permission could be made into a more useable space via further conversion. uPVC double glazed window to the front elevation. From this bedroom you need to crouch to access a second section which you then can stand up which measures approx 2.011m width by 2.536 depth.

#### **Outside**

Set upon this mature and established plot, the front garden offers an abundance of shrubs, plants and trees screening the property from the front, along with lawned section and a driveway passing down the side aspect onto the rear garden and detached garage. The rear garden enjoys a reasonable degree of privacy has lawned area with established beds to its borders. Timber garden shed.

#### **Garage and garden room**

The property has a detached brick garage to the end of the driveway which has the added bonus of a uPVC double glazed conservatory/garden room to the side offering a variety of uses, ie garden room, area for gardening/growing plants etc.



### 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.

### Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Viewings

Please contact the relevant marketing office and 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.**





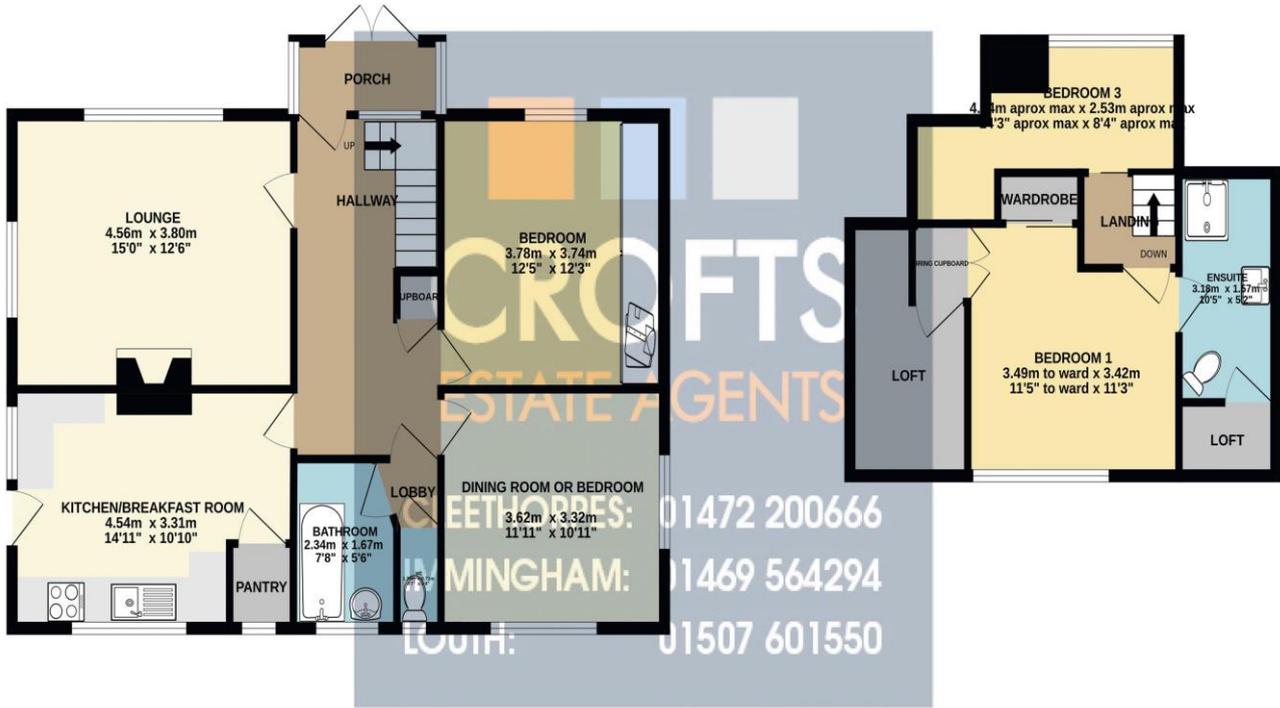
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
76.5 sq.m. (824 sq.ft.) approx.

1ST FLOOR  
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA: 110.7 sq.m. (1192 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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