



# CROFTS ESTATE AGENTS

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17 Chatsworth Close  
Laceby  
DN37 7BF

Offers in the Region Of  
£265,000

Crofts full service estate agents are delighted to bring to the market in its true glory, this stunning four bedroom executive family home. In a superb Cul-de-sac location and situated on a larger than average plot this delightful residence is a step up from the rest in this agents opinion. With open plan living dining and separate open plan kitchen breakfast and dining room, this property ticks the boxes of how the modern family like to live today. Couple that with a utility room, cloakroom, en suite shower room and family bathroom and now we are painting pictures! This beautiful family home has FOUR proper double bedrooms to boot too, meaning no arguments over bedrooms with the kids! Outside, the property has attached single garage, driveway for two cars plus space for more off road parking with possible options with the correct planning to extend. The rear garden is secure, private and of a good size with the front neatly presented to lawn. An excellent buy with a motivated seller! Buyers form an orderly queue please....

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#### Entrance hall

10' 0" x 5' 2" (3.05m x 1.58m)

A well presented entrance hall is quite spacious with room for prams etc. The area has white painted walls, grey wood effect vinyl, radiator, frosted composite front door and pendant light.

#### Dining room

13' 7" x 10' 11" (4.15m x 3.34m)

Open plan to the kitchen breakfast room this room is quite flexible in its use but currently has a dining table with six chairs. The room has a uPVC bay window, tile effect vinyl floor, white painted walls, two radiators and pendant light.

#### Breakfast kitchen

12' 3" x 10' 11" (3.73m x 3.34m)

With solid wood wall and base units, grey work top over with matching splash backs returns, one and a half sink drainer, integral gas hob and chimney style extractor over, electric oven grill, space for washing machine and tall fridge freezer, breakfast bar, uPVC window to the back, grey tile effect vinyl and white decor.

#### Lounge

13' 6" x 14' 6" (4.11m x 4.41m)

The lounge is open plan to the lounge diner, these two rooms were once separated and could easily be separated again if desired. The lounge part has black carpet, open black granite hearth with log

burning stove, uPVC French doors and three windows, yellow decor, coving and radiator.

#### Dining/Lounge

12' 7" x 8' 1" (3.83m x 2.47m)

Formerly a separate room as mentioned with uPVC window to the front, radiator, pendant light and matching decor and carpet to the lounge.

#### Cloakroom

6' 0" x 3' 5" (1.83m x 1.04m)

With matching white sink and WC, white decor, radiator, ceiling light, frosted uPVC window and splash back tiling.

#### Utility

6' 3" x 6' 9" (1.91m x 2.06m)

With fitted units to match the kitchen to one side with sink drainer over and plumbing for washing machine below. The room has frosted door to the rear garden, radiator, white decor and pendant light.

room

#### Stairs and Landing

The stairs lead to a large spacious landing with window to the rear, carpet, neutral decor, loft access and pendant light.

**Bedroom One**

15' 2" x 10' 11" (4.62m x 3.34m)

With lilac decor, beige carpet, uPVC window, coving, pendant light and radiator.

**En suite**

6' 10" x 5' 9" (2.08m x 1.74m)

The en suite has double walk in shower, WC, sink, tiled splash backs, grey vinyl flooring, frosted uPVC, extractor and radiator.

**Bedroom Two**

10' 5" x 11' 0" (3.18m x 3.36m)

With beige carpet, light pink decor with feature wall, uPVC window to the rear, radiator, coving and pendant light.

**Bedroom Three**

11' 5" x 10' 6" (3.48m x 3.20m)

With white decor, beige carpet, uPVC window to the front, radiator and pendant light.

**Bedroom Four**

7' 9" x 10' 6" (2.37m x 3.19m)

With beige carpet, white decor, pendant light, uPVC window and radiator.

**Bathroom**

6' 2" x 10' 6" (1.89m x 3.21m)

The bathroom has white three piece bathroom suite with shower over bath and glass shower screen. The room has black splash back tiling, white decor, extractor, grey tiled vinyl floor, radiator, frosted uPVC window and ceiling light.

**Garage**

17' 9" x 9' 3" (5.42m x 2.82m)

A brick and tile built garage has up and over front door and composite pedestrian door to the back garden, Inside the garage has power, light and eaves storage.

**Rear garden**

A larger than average rear garden has a good degree of privacy with six foot plus timber fencing and conifer screening. The garden is mainly laid to laid with slab patio area for garden furniture and raised decking area. Access to the front is past a timber shed and through a timber gate to the side.

**Front garden**

The front is open to the road with block paved and tarmac drive for two cars and lawn to the front with slab path to the covered porch. To one side there is more parking for vehicles including motor home with space enough for possible extension.



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





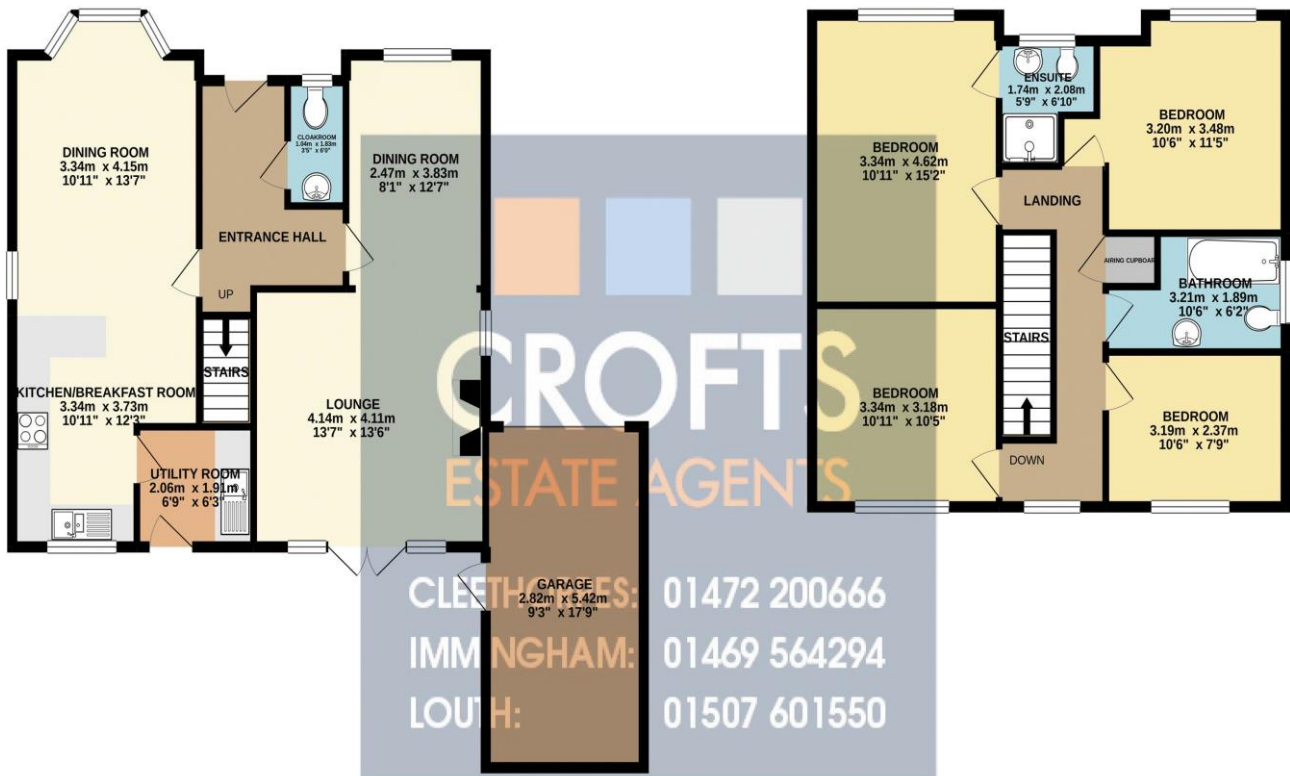


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm

GROUND FLOOR  
80.8 sq.m. (869 sq.ft.) approx.

1ST FLOOR  
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA: 145.8 sq.m. (1569 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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