



CROFTS ESTATE AGENTS

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



Nelson Way

Laceby
DN34 5RD

£159,500

Crofts estate agents are pleased to be able to bring to the market this three bedroom semi-detached chalet bungalow creating an ideal purchase for a variety of buyers. This well proportioned accommodation comprises entrance hall, good sized lounge, bedroom 3/dining room, kitchen/breakfast room, bathroom and separate wc. To the first floor there are two good sized bedrooms with room to extend into the eaves (subject to planning permission). Detached garage. Gas central heating system and double glazing. Front and rear gardens. Driveway and detached garage.

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Entrance Hallway

With composite entry door with adk=joining window to the side elevation. Coving to the ceiling. Central heating radiator. Gas boiler. Staircase leading to the first floor.

Lounge

15' 7" x 10' 2" (4.746m x 3.091m)

With uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Tiled fire surround. Borrowed light window to the kitchen.

Dining Room or Bedroom Three

9' 4" x 10' 4" (2.838m x 3.149m)

This versatile room has a double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

Breakfast Kitchen

13' 3" x 10' 1" (4.05m x 3.08m)

A well proportioned breakfast kitchen with fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Gas cooker point. Plumbing for a washing machine and dishwasher. Central heating radiator. Storage cupboards. uPVC double glazed window to the rear elevation and composite door to the side.

Cloakroom

5' 6" x 2' 10" (1.682m x 0.858m)

uPVC double glazed window to the side elevation. Fitted with a w.c.

Bathroom

5' 5" x 5' 0" (1.652m x 1.531m)

uPVC double glazed window to the side elevation. Fitted with a panelled bath and pedestal wash hand basin. Tiled walls. Central heating radiator.

First Floor Landing

Storage cupboard.

Bedroom One

10' 11" x 10' 2" (3.334m x 3.087m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

7' 6" x 10' 2" (2.276m x 3.095m)

uPVC double glazed window to the rear elevation. Central heating radiator. Storage cupboard/access to eaves.

Outside

The property benefits from front and rear gardens, with the front having lawn and then a paved driveway creating ample off road parking and onto the detached garage. To the rear the garden again offers lawned area and paved patio area. Sectional garage with up and over door and having internal light and power points.

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 A: 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

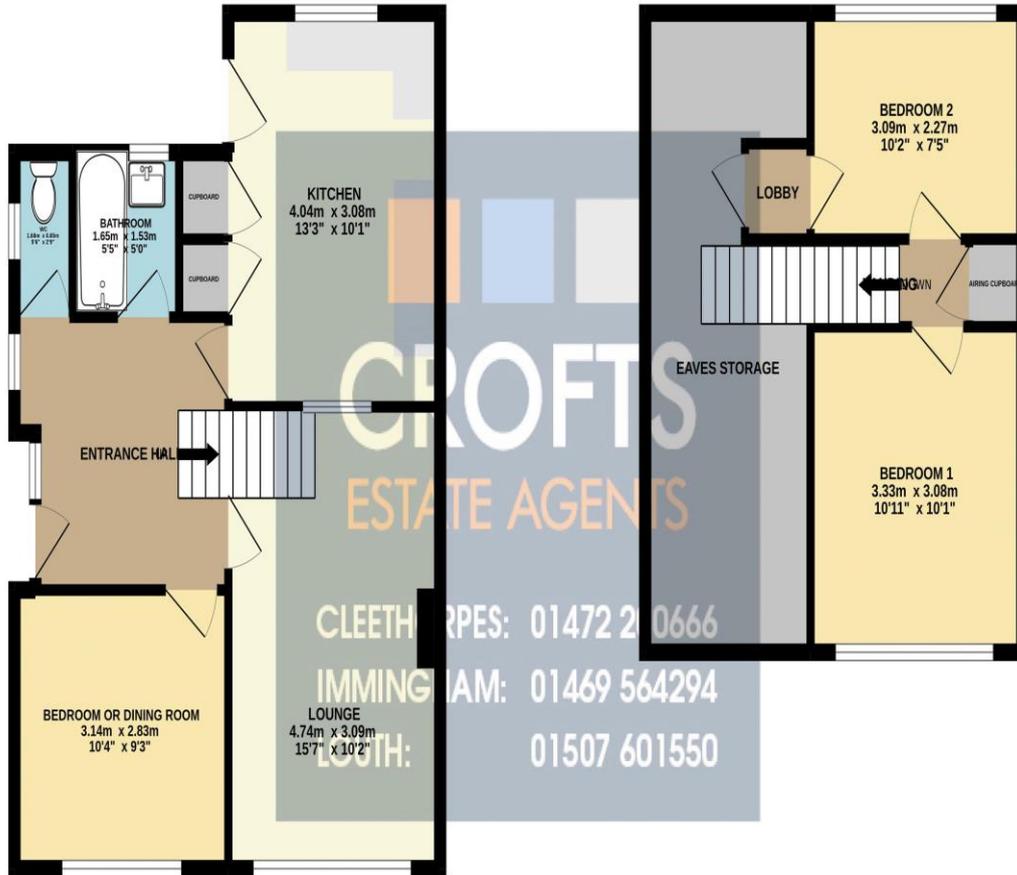
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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