



Caistor Road

Laceby
DN37 7JB

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this spacious detached property located within the village of Laceby. Requiring a scheme of modernisation but priced to reflect, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room and kitchen all to the ground floor. To the first floor there are three bedrooms, two being good doubles and the bathroom. Externally there are gardens to the front and rear with ample off road parking, a garage and the property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering through the entrance porch reveals the hall with a radiator, carpeted floor and access to the under stairs cupboard.

Lounge

14' 5" x 13' 1" (4.39m x 4.00m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

10' 6" x 8' 8" (3.20m x 2.64m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

10' 6" x 10' 4" (3.19m x 3.15m)

The kitchen has a window to the rear elevation, door to the side and a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine, an electric oven, hob and extractor over. There is also a handy pantry.

First Floor Landing

The first floor landing has a window to the side elevation, a radiator and a carpeted floor.

Bedroom One

13' 0" x 11' 6" (3.96m x 3.50m)

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

Bedroom Two

12' 0" x 11' 8" (3.66m x 3.56m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

8' 11" x 7' 8" (2.71m x 2.34m)

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

Bathroom

6' 11" x 7' 5" (2.11m x 2.27m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and a carpeted floor. There is also a WC, basin and a bath.

Garage

The garage has an up and over door, window and door to the side elevation and a store/shed with a door.

Outside

To the front there is a well kept lawn and a long driveway providing an abundance of off road parking. The rear garden has a further well kept lawn, a large patio area and is a great space with plenty of scope to extend the property if required.

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 C: 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

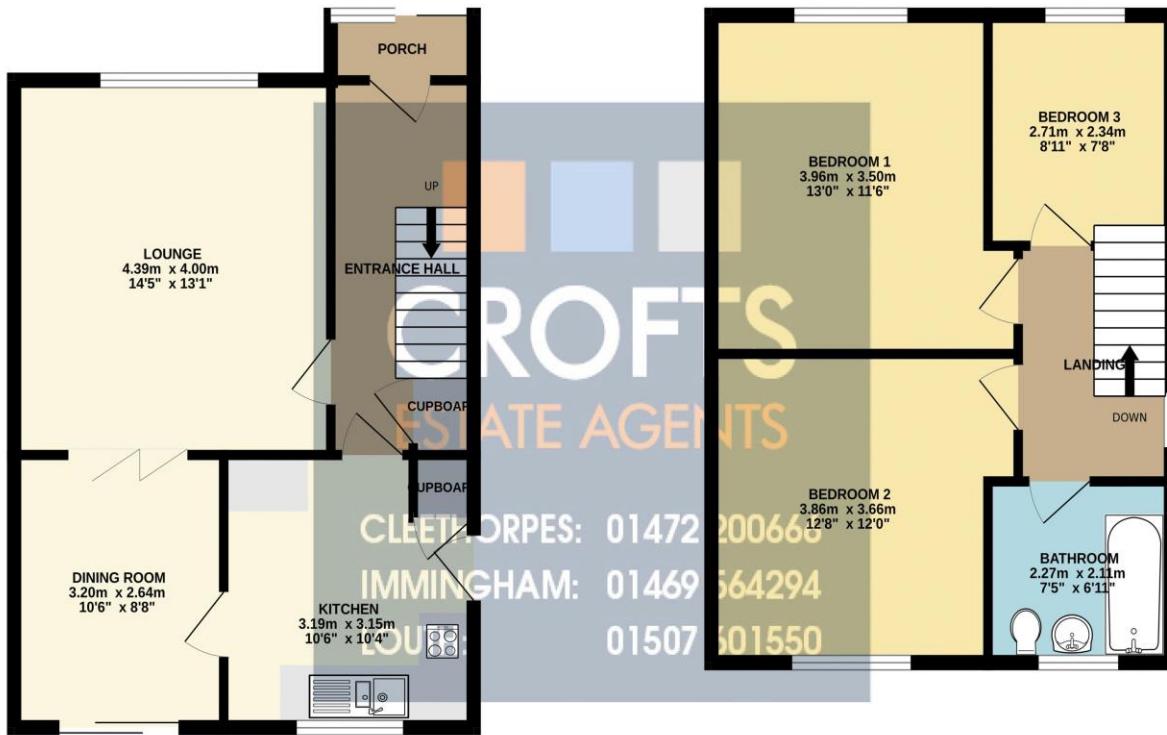
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
45.3 sq.m. (487 sq.ft.) approx.

1ST FLOOR
43.9 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (960 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 misdescription. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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