



Anthony Way

**Stallingborough
DN41 8BD**

**Offers in the Region Of
£245,000**

Crofts estate agents are delighted to offer for sale this spacious detached bungalow which is located within a highly desirable village location. Ideal for someone looking to downsize, this property offers would be purchasers the opportunity to own a lovely home and come with viewing highly advised. The village itself does have some amenities but is well served by the nearby towns of Immingham and Grimsby. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms, a bathroom and WC. The second bedroom is currently set up as another reception room with access into a study area which was originally the third bedroom but this could be put back to a separate bedroom to create three true bedrooms if required. Externally there are gardens to the front and rear, ample off road parking and even a brick garage and the property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering the property reveals coving to the ceiling, a radiator, Oak flooring and built in storage cupboards. There is also access to the loft.

Lounge

13' 9" x 10' 4" (4.20m x 3.16m)

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

Kitchen/Diner

16' 10" x 10' 4" (5.14m x 3.15m)

The kitchen-diner has dual aspect windows to the front and side elevation, a door to the side elevation, coving to the ceiling, a radiator and a good space for a dining table and chairs. There is also a modern fitted kitchen with plenty of worktop space, a sink and drainer and integral appliances include a washing machine, dish washer, electric double oven and induction hob with an extractor over.

Bedroom One

10' 6" x 10' 4" (3.19m x 3.16m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.16m)

Bedroom two has a window and door to the rear elevation, coving to the ceiling, a radiator and a tiled floor.

Bedroom Three

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. This room is currently accessed of bedroom two but could be put back to a separate bedroom with a door introduced and stud wall erected.

Bathroom

6' 6" x 9' 2" (1.98m x 2.80m)

The bathroom has an opaque window to the side elevation, coving to the ceiling, fully tiled walls, a heated towel rail and vinyl flooring. There is also a basin, bath and shower cubicle with a mains shower.

WC

2' 8" x 5' 3" (0.82m x 1.59m)

The WC has an opaque window to the side elevation, coving to the ceiling, a WC and a tiled floor.

Garage

With an up and over door, door to the side, window to the rear and electrics.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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Outside

A spacious low maintenance front garden with ample space for lots of off road parking and even space for a caravan. The rear garden has a lawn, patio area ideal for alfresco dining and established shrubs. There is also a summer house with electrics.

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.

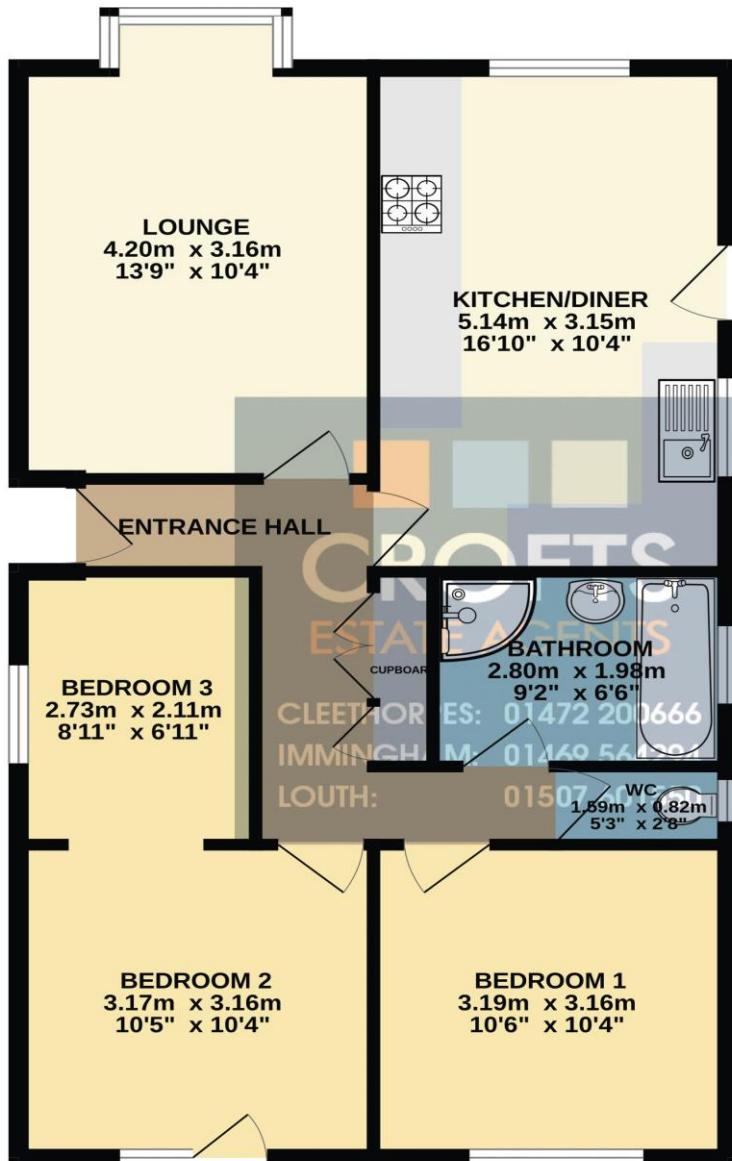
Mortgage and Financial Advice

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

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
70.6 sq.m. (760 sq.ft.) approx.



TOTAL FLOOR AREA : 70.6 sq.m. (760 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			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			

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