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



Cemetery Crescent

Laceby
DN37 7ES

Offers in the Region Of
£185,000

Early viewing is advised on this beautifully presented two bedroom semi-detached house which creates an ideal purchase for a wide range of buyers and is found within this cul de sac within the quiet village of Laceby. Only by viewing will you appreciate the lovely home on offer and its many benefits. Briefly this lovely home comprises entrance hallway, attractively presented living room, immaculately finished kitchen/dining area fitted with modern appliances and added feature lighting, conservatory enjoying views of the large and well manicured rear garden, landing, two double bedrooms and a lovely modern bathroom. Mature front garden with off-road parking and a superb rear garden enjoying a range of established trees, shrubs and plants, along with lawn and a feature patio and summerhouse to the rear of the garden adjoining the sloped hill. Gas central heating and double glazing throughout.

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Entrance Porch

This welcoming porch area provides space for shoes, it has been neutrally decorated and laid with terracotta tiled flooring. Entry door to the front elevation with adjoining front and side glazed windows.

Hallway

Pleasantly presented with carpeted flooring and entered through wooden door. Staircase to the first floor and door through to the living room.

Living Room

13' 1" x 12' 8" (4m x 3.86m)

A most beautifully presented living area which has been finished with neutral decor with the addition of feature fireplace with electric stove effect fire. uPVC double glazed bow window to the front elevation. Central heating radiator. Coving to the ceiling.

Dining Kitchen

9' 1" x 16' 10" (2.78m x 5.14m)

Located at the rear of the property this modern fitted kitchen has been decorated to a high standard comprising of neutral decor with stone tiled splash backs and cream tiled flooring. There are black and grey speckled worktops above a run of oak effect base units which have LED feature lights below, along with matching wall units. Integrated four ring gas hob with extractor over and an electric oven. Space for tall fridge freezer, and space for two under counter appliances. Spot lights to the ceiling. Vertical central

heating radiator. Double glazed windows to the rear and side elevations, along with rear entry door through to the conservatory. Ample space to accommodate a table and chairs to comfortably seat four people. Pantry located beneath the staircase providing ample storage.

Conservatory

8' 8" x 8' 2" (2.652m x 2.484m)

An addition to the property is the conservatory which has fantastic views of the rear garden. The conservatory has double glazed windows to all aspects, neutrally decorated, wooden laminate flooring, wall light and double doors out to the side.

First Floor Landing

Neutrally decorated and with uPVC double glazed window to the side elevation. Loft access to the ceiling.

Bathroom

9' 1" x 7' 8" (2.78m x 2.330m)

This lovely sized family bathroom comprises of a four piece suite comprising back panelled bath with shower attachment, separate shower cubicle, close coupled w.c and a wall mounted wash hand basin. Partial tiled splash back tiling with mosaic feature border and having cream stone effect tiled flooring. uPVC double glazed frosted window to the rear. Chrome heated towel rail.

Bedroom One

10' 1" x 13' 7" (3.074m x 4.140m)

Tastefully decorated and having uPVC double glazed window to the front elevation. Picture rail to the walls. Decorative cast iron fireplace. Central heating radiator. Walk in storage cupboard.

Bedroom Two

12' 4" x 8' 10" (3.76m x 2.69m)

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

Outside

With off road parking and having lawned area with established front and side hedging to the front aspect. The rear garden is one of the selling features to this lovely home with plenty of space on offer. Attractively presented the garden is ideal for those with younger members in the family or whom like to entertain from home. Stepping out to the rear garden you find a side gate from the front and space to store your general waste bins. Next you find a small patio area with outside brick building containing a working WC which also provides excellent storage. Next is the lawned area complemented with established shrubs and trees. To the rear of the garden is a large patio area with a lovely summer house ideal to sit and relax or could make an ideal home office. The boundary for the rear garden lies at the top of the sloped bank at the far end. The rear garden has the added advantage of enjoying a great degree of privacy.

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 B: 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.

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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.

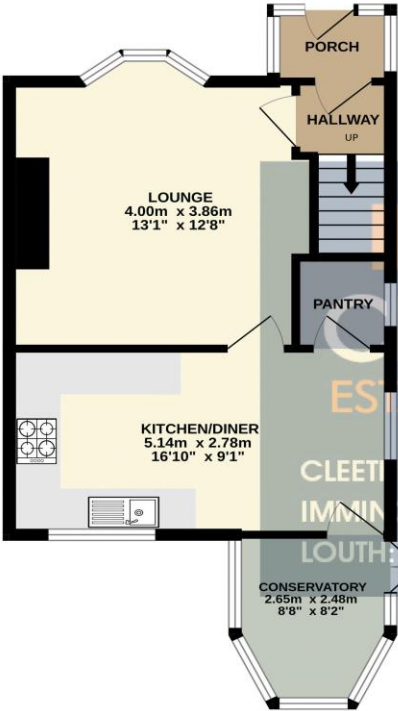
Mortgage and Financial Advice

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

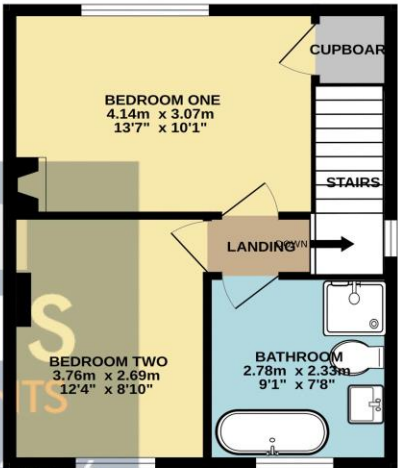
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GROUND FLOOR
41.0 sq.m. (441 sq.ft.) approx.



1ST FLOOR
34.4 sq.m. (370 sq.ft.) approx.



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TOTAL FLOOR AREA: 75.4 sq.m. (811 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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