



CROFTS ESTATE AGENTS

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



Allington Drive

Great Coates
DN37 9FF

Offers in the Region Of
£244,950

Crofts estate agents are delighted to offer for sale this extended detached property located within the village of Great Coates. Ideally suited to a family this property offers space and a fresh modern finish in equal measure and comes with viewing highly advised. Owned by the same family since being built, you can be assured everything that has been done over the years has been done properly and the garage conversion into a family room and sitting room off the dining area are both proof of that. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, sitting room, family room and cloakroom all to the ground floor. To the first floor there are four bedrooms, all good sizes, an en-suite and family bathroom. Externally there are gardens to front and rear with the rear garden basking in a southerly aspect, a driveway providing off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Entrance Hall

Entering into the property reveals coving to the ceiling, a radiator and laminate flooring.

Lounge

15' 8" x 10' 8" (4.77m x 3.26m)

The lounge has a window to front elevation, coving to the ceiling, a radiator, carpeted floor and double doors into the dining area.

Cloakroom

The cloakroom has a radiator, vinyl flooring, a WC and a basin.

Family Room

16' 1" x 8' 2" (4.91m x 2.49m)

The family room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a cupboard which houses the boiler.

Kitchen/Diner

9' 5" x 26' 5" (2.87m x 8.06m)

The kitchen-diner has coving to the ceiling, a radiator, Karndean flooring and a superb fitted kitchen with an extensive range of fitted units with a one and a half bowl sink and drainer and integral appliances including a fridge-freezer, washing machine, dish washer, dryer, combi micro wave, electric oven and an induction hob with extractor over. There is also a good space for a dining table and chairs.

Sitting Room

9' 3" x 9' 8" (2.83m x 2.94m)

The sitting room has a window to the rear, French doors to the side elevation, coving to the ceiling, a radiator and Karndean flooring.

First Floor Landing

The first floor landing has access to the loft, the airing cupboard, a radiator and a carpeted floor.

Master bedroom

12' 8" x 10' 11" (3.86m x 3.32m)

The master bedroom has a window to the front elevation, a radiator, a carpeted floor and a range of fitted wardrobes.

En-suite

7' 6" x 6' 0" (2.29m x 1.83m)

The en-suite has an opaque window to the front elevation, a radiator, vinyl flooring, a WC, basin and shower cubicle with a mains operated shower.

Bedroom Two

12' 1" x 11' 11" (3.69m x 3.62m)

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

Bedroom Three

9' 5" x 11' 1" (2.87m x 3.38m)

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

Bedroom Four

11' 1" x 8' 11" (3.37m x 2.72m)

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

Family Bathroom

5' 7" x 7' 6" (1.69m x 2.29m)

The family bathroom has an opaque window to the rear elevation, a radiator, vinyl flooring and a three piece suite with a WC, basin and bath with a mains operated shower and partially tiled walls.

Outside

To the front there is ample off road parking and a low maintenance area. The rear garden is enclosed by perimeter wooden fencing with a good space for a family and the garden enjoys a southerly aspect. There is a well kept lawn and a patio which is ideal for alfresco dining. There is also access via a gate to the side leading front to back.

AGENTS NOTE

THE PROPERTY BEING SOLD IS AN EMPLOYEE OF CROFTS ESTATE AGENTS.

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 D: 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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

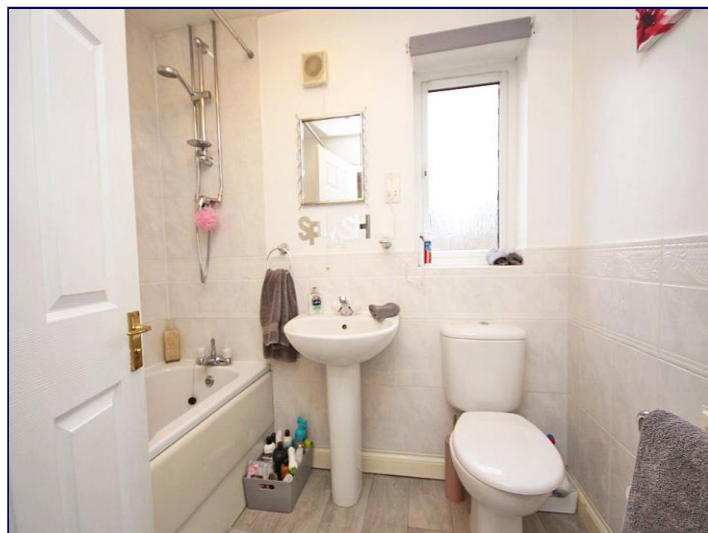
Property Management

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.

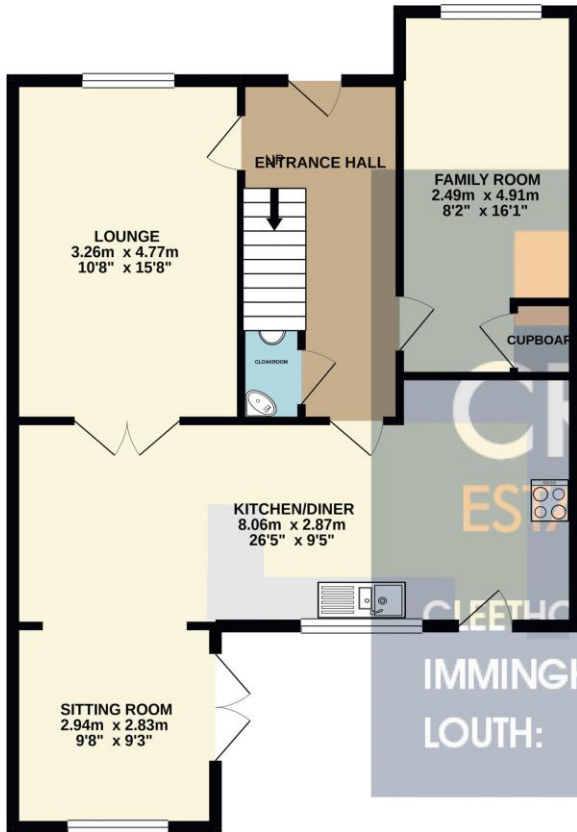
Mortgage and Financial Advice

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

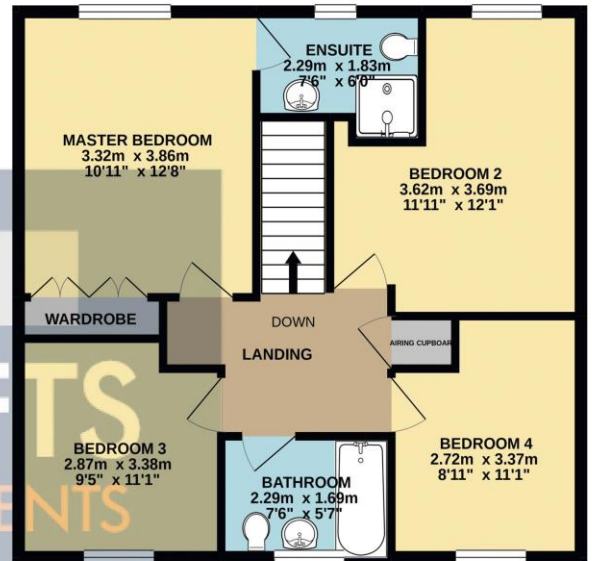
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
72.3 sq.m. (779 sq.ft.) approx.



1ST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CROFTS GROUPS: 01472 200666
LIMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 134.0 sq.m. (1442 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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