



# CROFTS ESTATE AGENTS

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



## 14 Cravens Lane

Habrough  
DN40 3AW

Offers in the Region Of  
£199,950

Crofts Estate Agents are delighted to bring to the market this deceptively spacious three bed detached bungalow, situated in the highly desirable village of Harbough. The bungalow sits on a sizable plot and the only way to fully appreciate it would be to view through your own eyes. This bungalow boasts ample off road parking, large rear garden and excellent road links. Heading inside this home will reveal the entrance hallway, lounge, extended kitchen, conservatory, three bedrooms, two of which are doubles and the bathroom. Viewings can be made by contacting our Immingham branch.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



## Front

Situated in the popular village of Habrough, sits this extended three bed detached bungalow, boasting ample off road parking to the front, with concrete driveway leading down the side. There is also a detached garage, which benefits from power and lighting.

## Lounge

10' 9" x 15' 2" (3.27m x 4.62m)

Located at the front of the property is this large living room, which benefits from carpeted flooring, radiator, coving and dual aspect uPVC windows.

## Kitchen

8' 10" x 21' 5" (2.69m x 6.52m)

Having been extended, this fantastic size galley shape kitchen, benefits from plenty of storage through base and wall mounted units. There is an integrated dishwasher, 1 and a half sink with drainer and uPVC window and side door. There is also plenty of space left for a freestanding fridge freezer, washing machine and dryer.

## Conservatory

8' 10" x 9' 5" (2.69m x 2.87m)

Access from the kitchen or through the rear garden, is the conservatory. This room creates the ideal space for a dining table and chairs as it is just off of the kitchen. There is tiled flooring,

power and lighting and uPVC french doors that open out to the garden.

## Bedroom 1

9' 2" x 11' 4" (2.79m x 3.45m)

Bedroom one, which is the larger of the three, benefits from carpeted flooring, radiator and uPVC window to the rear elevation. There is also up and over built in storage.

## Bedroom 2

9' 1" x 9' 9" (2.77m x 2.97m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving and uPVC window to the rear.

## Bedroom 3

7' 7" x 8' 10" (2.31m x 2.69m)

Bedroom three briefly comprises of carpeted flooring, radiator, coving and uPVC window to the side elevation.

## Bathroom

6' 5" x 6' 6" (1.95m x 1.98m)

The bathroom consists of a bath with shower above, WC and wash basin. There is also tiled flooring and walls, radiator and uPVC window to the rear elevation.

## Rear Garden

The rear garden is a great size, with patio area to the front, ideal for relaxing or al-fresco dining and set in lawn, with path that leads to the rear. There is also a summer house to the rear and fencing all round, providing a 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.

#### **Viewing**

By appointment only, telephone 01469 564294

#### **Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

#### **Free Valuations**

We offer a free valuation with no obligation, just call the office on 01469 564294 or visit [www.croftsestateagents.co.uk](http://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.

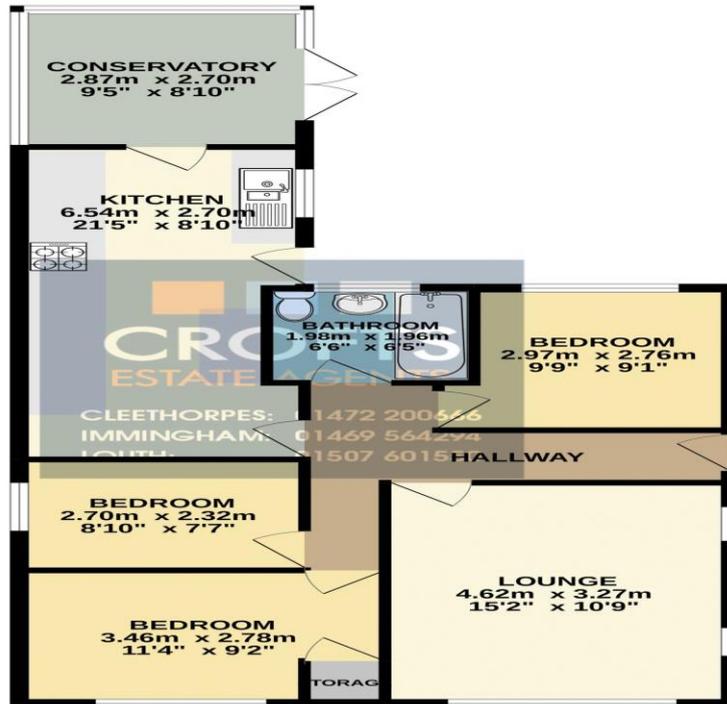
#### **Mortgage and Financial Advice**

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*



GROUND FLOOR  
74.2 sq.m. (798 sq.ft.) approx.



TOTAL FLOOR AREA: 74.2 sq.m. (798 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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