



CROFTS ESTATE AGENTS

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



Hunter Road

**Brookenby
LN8 6EG**

**Offers in the Region Of
£129,950**

NO FORWARD CHAIN - EXTENDED TO THE REAR - IN NEED OF A SCHEME OF MODERNISATION - An opportunity to purchase an end of terrace property which is located within an idyllic village. Ideal for a first time buyer or investor, this property is expected to be popular and therefore comes with viewing highly advised. Extended to the rear to create a spacious dining room, with a spacious lounge, kitchen and WC completing the ground floor. With two double bedrooms with built-in wardrobes and a bathroom to the first floor. Benefitting from a corner plot with gardens to the front and rear. The property also benefits from uPVC double glazing and the central heating is powered by the multi-fuel burner.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham:

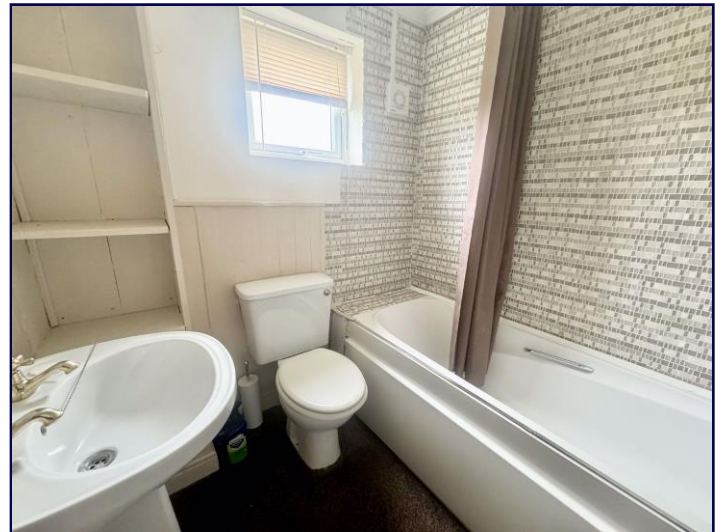
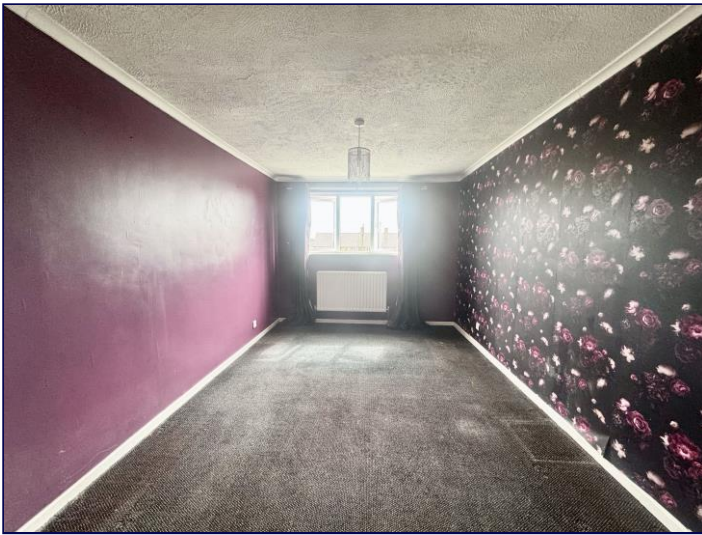
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Entrance

A door with a window either side leads into the entrance area.

WC

The WC has a WC and a basin.

Kitchen

17' 8" x 6' 8" (5.38m x 2.04m)

The kitchen has French doors to the dining room, a tiled floor and a range of fitted units with a Belfast sink, plumbing for a washing machine and an electric cooker.

Lounge

14' 8" x 14' 2" (4.46m x 4.32m)

The lounge has sliding patio doors to the dining room and a carpeted floor. There is also multi fuel burner which heats the radiators also.

Dining Room

6' 5" x 19' 4" (1.95m x 5.90m)

The dining room has two windows to the rear elevation, French doors to the rear elevation, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a window to the front elevation, a radiator and a carpeted floor. There is also access to the loft and a cupboard.

Bedroom One

14' 8" x 9' 4" (4.46m x 2.84m)

Bedroom one has a window to the rear elevation, a radiator, carpeted floor and a built in wardrobe.

Bedroom Two

8' 11" x 11' 11" (2.73m x 3.64m)

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

Bathroom

6' 4" x 6' 3" (1.93m x 1.90m)

The bathroom has an opaque window to the front elevation, a radiator and a carpeted floor. There is also a WC, basin and a bath with an electric shower over.

Outside

The front is accessed through a gate and reveals a lawn and established shrubs. The rear garden has a lawn, decked area and patio, ideal for alfresco dining and gates to the rear which opens to reveal an area where residents can park.

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 A: 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

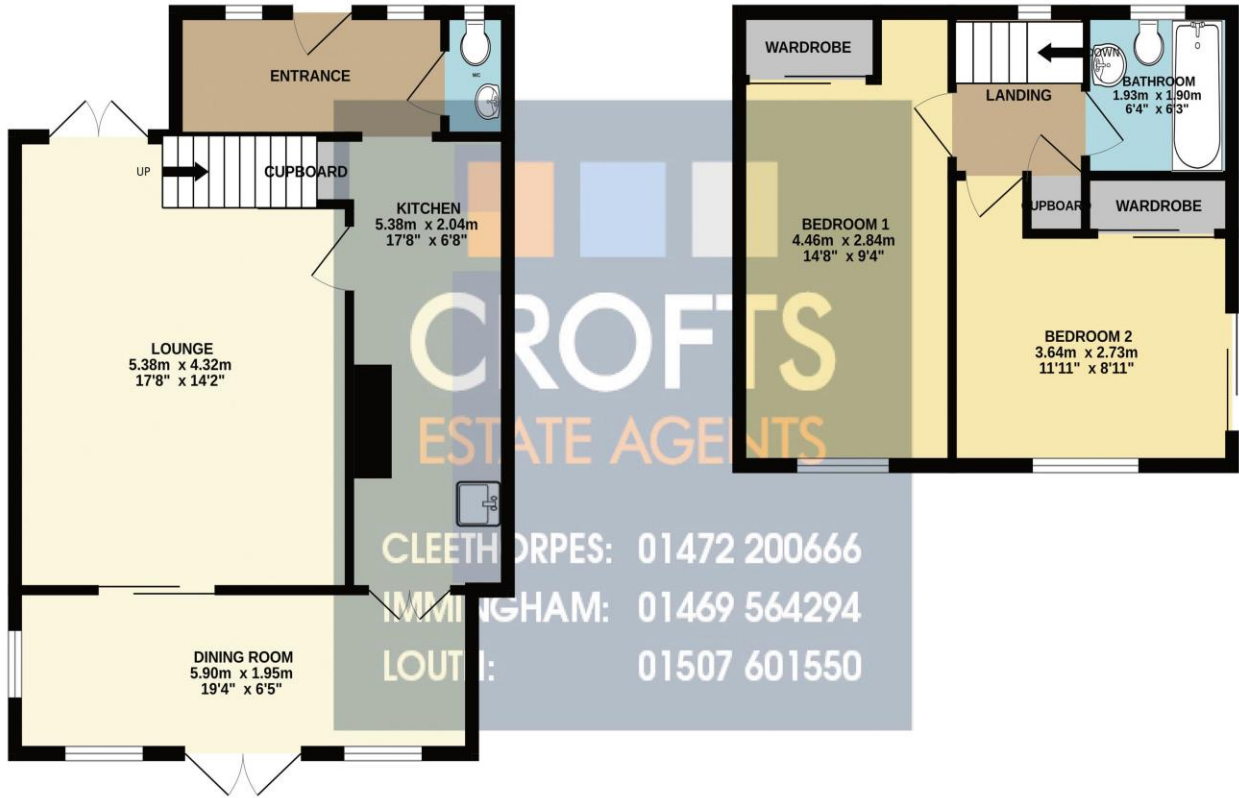
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
51.6 sq.m. (555 sq.ft.) approx.

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



TOTAL FLOOR AREA : 85.9 sq.m. (925 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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